

Cape Haze Resort C 7/9 Condominium Association, Inc.

Approved Minutes of Meeting

Board of Directors, August 11, 2015, 9:00 a.m., Cape Haze Resort Clubhouse

Members Present: Joanne Agostarola, president
James Winterich, vice-president
Members Not Present: none (Irani's resignation became effective)
Others Present: Clark Gillaspie, association manager
Observers: Pete Travers (1st part)

I. Declaration of Quorum

Gillaspie advised a quorum was present. (Winterich was present by telephone.)

II. Certification of Notice of Meeting

Gillaspie gave written certification that the meeting had been noticed properly.

III. Call to Order

The meeting was called to order with Agostarola acting as chair. As the boards were meeting in a special joint session (A and C only, as B did not have a quorum present, hence Travers shown as an observer), Agosatrola yielded the chair to Gillaspie. No actions were taken, but a variety of topics were discussed, including the repainting of the condominium buildings, a general discussion of 2016 budgets, preparation for the 2015 annual meetings including the posting of all meeting materials on our web site and minimizing the amount printed and sent by mail, rules violations, landscape maintenance, early renewal of the Comcast contract, and housekeeping in the buildings. The joint session was adjourned, and the board reconvened at 10:30 a.m. with Agostarola acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held May 12, 2015, and to approve them as written. The motion carried unanimously.

V. Old Business

None

VI. New Business

A. Year-to-date results

Budget versus actual year-to-date results were reviewed.

B. 2015 Forecast

Based on year-to-date results, the association may have a surplus at year end. To the greatest extent possible, the board would like to contribute any surplus to the reserves accounts.

C. 2016 Budget

A draft budget was reviewed. If possible, the board would like to keep the annual assessments equal to that of 2015, even if that involves using current year surplus to pay 2016 expenses.

VII. Other Business

A. Discussion of various topics

Various topics were discussed including increasing housekeeping hours in the buildings, removing the BBQ grills behind the buildings due to severe deterioration and safety concerns, paying for painting related maintenance and repair expenses from reserves, the cleaning of the roofs, and receivables.

VIII. Determination of Next Meeting

November 14, 2015

IX. Adjournment

There being no further business, the chairman adjourned the meeting.

Respectfully submitted,
James Winterich, acting secretary/treasurer