

**Cape Haze Resort Combined A 11/13, B3/5 and C7/9 Condominium
Associations**

Boards of Administration

11 April 2018, at 9:00 AM, EDT

Cape Haze Resort Clubhouse

APPROVED B3/5 – 1 October 2018

Bob Baran called the joint meeting to order and served as chair.

a. Confirmation of a quorum

A quorum was confirmed by Clark Gillaspie.

b. Consideration of Amendments to the Rules and Regulations

Proposed revisions to the Rules and Regulations have been posted on the Cape Haze web site (http://www.capehazeresort.org/CHR.org/Owners_Page.html) under “Amending Our Documents”. The draft is dated May 2018.

Those present raised a number of issues with the Rules & Regulations revisions that would require more discussion than time allowed.

ACTION: The three boards formed a Rules and Regulations Committee with representatives from each Association (to be named at the afternoon meetings of the individual boards) to review the proposed Rules & Regulations and report to the Associations at the annual meetings on 10 November 2018.

c. Filling Vacancies on the Boards of Directors

Vacancies have occurred the B and C Association boards. Remaining board members filled those vacancies.

ACTION:

B Board: Pete Travers assumed the presidency and declared secretary-treasurer Dave Baran ineligible (since he was no longer a unit owner) and accepted Ken Maloof’s resignation. Pete Travers appointed Mark Watkins and Joan Herity to serve on the board until the elections at the Annual Meeting in November.

C Board: Tom Rogers, president, accepted Romesh Weerasooriya’s resignation and appointed Frank Giordano to replace him. He also accepted Joanne Agostarola’s resignation and appointed Richard Bolles to fill her remaining term.

A Board: No appointments were necessary.

d. Recording Amendments to Association Documents

Unit owners in the A and C Associations have approved the amendments to their documents. For the B Association, three more affirmative votes are need for approval.

ACTION: The A and C boards directed the attorney assisting with document revision to officially record the documents as provided by Florida Statute.

e. Resignation of the Association Manager

Clark Gillaspie has resigned his position as Association Manager effective 30 June 2018. He has agreed to stay on, if needed, through 31 July 2018. Board members described the many contributions Clark has made to the Associations.

ACTION: A search committee for a new manager, with members from each of the Association boards, was formed with members to be appointed at the individual board meetings to be held later today.

f. Turnover of the Community Association

Tom Rogers provided background information on *turnover*. An attorney hired by the three Associations pursuant to action taken at the February 2018 meetings of the individual boards reviewed the statutes, processes and case law in a written statement to the Associations. He indicated considerable uncertainty about the Associations' likelihood of prevailing in an action to compel turnover, particularly if the action was challenged by the developer.

In meetings between the developer and Association board presidents, the developer has indicated he would oppose an action to compel turnover. However, the developer also indicated his intent to sell his interest in the undeveloped Cape Haze Resort property for \$500,000. There is a possibility he would give the Associations right of first refusal in any sale.

A nearby condominium, the Hammocks, faced a situation similar to ours and decided to purchase the undeveloped property. The Hammocks will share information from their experience with us.

ACTION: The Associations will form a committee to further review the issue of purchase and will provide recommendations to the Associations.

g. Other business

Clark Gillaspie was asked to erect signage in the cul-de-sacs prohibiting parking except for emergency vehicles.

h. Adjournment

The meeting was adjourned at 10:15 AM.

Prepared by Pete Travers

