

**GULF HARBOR MARINA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
BUDGET MEETING**

The Gulf Harbor Marina Association Board of Directors will meet to approve the 2025 Budget on Wednesday, December 11, 2024, at the Marina, 100 Circuit Rd. Nokomis, FL 34285, Immediately following the Members Meeting. Owners were also welcomed to join the Meeting via Zoom conference.

**MINUTES**

1. Call to order  
The Meeting was called to order at 4:55 p.m. by Association Manager Paula Mitchell.
2. Certification of quorum of directors  
A quorum of board members was established with five directors present:  
Board President Nancy Adams, Treasurer Bruce Iovenilli, Secretary Ray Wersel, Director Steve Losher, and Director David Jasik. Association Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management Group were also present.
3. Proof of due notice of meeting  
An affidavit was presented to the board as proof that Notice of Meeting was duly posted and mailed or emailed in accordance with Florida Statute 718 and the Association's Bylaws.
4. Discussion and vote to approve the 2025 Budget. Bruce explained the Association's history of underfunding and the resulting need to increase the 2025 maintenance fees. Following further review and discussion, a ***motion*** was made by Nancy to approve the 2025 Budget as proposed; ***motion seconded*** by Ray; ***motion passed, 5 to 0***. Monthly maintenance fees will increase by \$192.00 a month from \$212.00 to \$404.00
5. Owner comments  
Owners were permitted to speak freely throughout the meeting. Questions were answered by the board.
6. Adjournment  
There being no further business, the meeting was adjourned at 5:37 p.m.

Minutes respectfully submitted by Managing Agent Paula Mitchell, LCAM, CMCA.