

Gulf Harbor Marina Condominium Association, Inc.

A Board of Directors meeting was held on Thursday, November 7, 2024, at 5:00 p.m., at the Marina, 100 Circuit Rd. Nokomis, FL 34285. Owners were welcomed to join the Meeting via Zoom conference.

MINUTES

1. Call to Order

The Meeting was called to order at 5:00 p.m. by Association Manager Paula Mitchell.

2. Determination of Quorum

The Board currently consists of three members as board member certification of two directors has not been completed. Both directors will be reinstated once certified as eligible. Three board members were present, establishing a quorum: Board President Nancy Adams, Treasurer Bruce Iovenelli, and Director Dave Jasik. Association Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management Group were also present.

3. Confirmation of Notice of Meeting

It was confirmed by Nancy that Ray posted notice of meeting in accordance with Florida Statute 718 and the Association's Bylaws.

4. Approval of past meeting minutes

A motion was made by Nancy to approve the past meeting minutes of 09-19-2024 as written; *motion seconded by Dave; motion passed, 3 to 0.*

5. President's Report

Nancy reported the promotion of Office Administrator Shannon Davis to Operations Manager; buildings are closed to foot traffic and open to crew only until further notice due to safety concerns expressed by a structural engineer; repairs will be done in places over the next several months in order of highest need due to hurricane damage; repairs needed due to previous maintenance neglect will be included. Nancy also explained the parametric insurance coverage; the Association has collected \$400,000 and is pursuing additional coverage believed to be due based on higher recorded wind speed, the basis determining coverage amount.

6. August Financial Report (Mike)

Mike Mitchell presented the September 2024 Financial Report prepared and presented in lieu of the August report.

7. Seawall Update (Bruce)

Kristi Tigor of Tigor Construction is ready to begin the permitting process; movement of Seawall 6 noted was noted; Tigor will finish the engineering plan on it. The dock store will have to be removed due to the condition of the seawall under it.

8. Concrete Stabilization (Bruce)

Bruce reported that Alpha Foundations will stabilize the concrete following foam injection.

9. Boat Storage Building Next Steps (Bruce)

Bruce reported that the nuts in 10 columns are rusted, therefore not secured to the ground, and will be secured; one column can be remade with extra steel already on site; the girts, which provide lateral support, are rotted. A maintenance plan will be put in place. The South building roof will be addressed as well.

10. Owner Comments

Owners asked questions and spoke freely throughout the meeting.

11. Adjournment

There being no further business, the meeting was adjourned at 6:24 p.m.

Minutes respectfully submitted by Association Manager Paula Mitchell, LCAM, CMCA.