

**Gulf Harbor Marina
Condominium Association, Inc.
Board of Directors Meeting Minutes**

Meeting Date:

Wednesday September 13, 2023 - 9:00am

Meeting location:

Gulf Harbor Marina
100 Circuit Rd.
Nokomis, FL 34275

Meeting also held online via Microsoft Teams

Agenda and Minutes:

1. Calling of Role:

Treasurer Jensen called the meeting to order at 9 am.

Jensen recognized his attendance as sole remaining director of Gulf Harbor Marina Association.

Marina Staff present:

Dock Manager – Dave Wieczorek

Office Manager – Wanda Skaggs

Unit Owners in attendance:

See attached meeting sign-in sheet.

Others in attendance:

GHM legal counsel, Attorney Michael Cochran

2. Proof of due notice of meeting:

Board member Jensen noted that the meeting was conspicuously posted on the condominium property for at least 48 hours prior to the meeting in accordance with the Gulf Harbor Marina (GHM) bylaws.

Jensen also noted that advance notice of the meeting was posted on the GHM website (not required by GHM bylaws).

3. Reading and disposal of any unapproved minutes:

A motion was made by Jensen to table discussion and approval of unapproved minutes to a future board meeting. Jensen seconded the motion and voted in favor of the motion. Motion was approved.

4. Reports of Officers and Committees:

A motion was made by Jensen to table discussion related to reports of Officers and Committees to a future board meeting. Jensen seconded the motion and voted in favor of the motion. Motion was approved.

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5. Unfinished Business:

There was no unfinished business to report.

6. New Business

- a) Discussion and Vote Regarding Appointment of Two Directors Caused by Resignation of former Director Gordon King and former Director Eileen Goldsmith.

Jensen made a motion to discuss the appointment of two directors caused by the resignation of Gordon King and Eileen Goldsmith. Jensen seconded the motion and voted in favor of said motion. The motion approved.

Jensen opened the floor for discussion in accordance with Section 718.112(2) (c), Florida Statutes, with Jensen considering Aaron Gustafson to the board position vacated by Gordon King and Michael Burke to the board position vacated by Eileen Goldsmith.

Several owners asked questions regarding the rationale behind Jensen's selection of Aaron Gustafson and Michael Burke to the board. Jensen responded that Aaron Gustafson ran for the Gulf Harbor Marina board of directors earlier this year (2023). While Gustafson did not win a board seat in that election, Jensen approached Gustafson upon knowing of the board vacancies to confirm Gustafson's interest and to discuss and review his qualifications which Jensen found to be deep and well suited to the role of director. Similarly, Jensen approached Michael Burke regarding the second vacant director position, knowing that Burke had previously served on the Board of Directors at Gulf Harbor Marina and had solid base knowledge Gulf Harbor Marina and current marina staff.

Several owners asked questions about Aaron Gustafson's background and experience in serving on other boards. Gustafson was present in the audience and responded on the depth of his experience on other boards including as treasurer of a homeowner association, and directorship and other positions with Big Brothers Big Sisters of Manasota Leadership Board and Big Brothers Big Sisters of Pinellas Leadership Board, and Youth Development organizations. Gustafson added background on his professional experience through his current role as a Vice President for a regional financial institution.

Jensen made a motion on the appointment of two directors caused by the resignation of Gordon King and Eileen Goldsmith. Jensen seconded the motion and voted in favor of said motion. Jensen nominated Aaron Gustafson and Michael Burke to the Board of Directors and voted in favor of their appointment, directing Gustafson and Burke to immediately assume their respective directorships. The vote passed unanimously.

- b) Discussion and Vote Regarding Appointment Officers Caused by Resignation of Gordon King and Eileen Goldsmith.

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Director Jensen entertained a motion for appointment of officers for Gulf Harbor Marina Association. Newly appointed Director Aaron Gustafson made a motion to discuss the appointment of vacant officer positions. Jensen seconded the motion and all three directors voted in favor of said motion. The motion was unanimously approved.

Director Gustafson recommended himself to the officer position of President of Gulf Harbor Marina Association and Michael Burke to the officer position of Vice President of Gulf Harbor Marina Association. Jensen opened the floor to the membership to speak regarding the appointment of officers.

No comments were made by audience members on the role of officers.

Newly appointed Director Michael Burke made a motion to vote on the appointment of the officers. Jensen seconded the motion and all three directors voted in favor of said motion to vote officers as described by the recommendation of director Gustafson. The motion was unanimously approved.

With voting open, director Jensen asked all directors to vote on the motion. The vote carried with all three directors voting in favor of appointing such officers. Jensen announced Aaron Gustafson as appointed to the role of President of Gulf Harbor Marina Association and Michael Burke to the role of Vice President of Gulf Harbor Marina Association.

7. Adjournment

At 9:26am board member Jensen made a motion to adjourn the meeting. The motion was supported by board member Burke with all board members voting in favor of adjourning. The vote carried.