

Gulf Harbor Marina Condominium Association, Inc.

A Board of Directors meeting was held on Thursday, September 19, 2024, at 4:00 p.m. at the Marina, 100 Circuit Rd., Nokomis, FL 34285.

MINUTES

1. Call to Order

The meeting was called to order at 4:00 p.m. by Association Manager Paula Mitchell.

2. Determination of Quorum

A quorum was established with five members of the five-member board 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. Confirmation of Notice of Meeting

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

4. Approval of past Meeting Minutes

Following review, a ***motion*** was made by Nancy to approve the July 9, 2024, and September 7, 2024, meeting minutes; ***motion seconded*** by David; ***motion passed, 5 to 0.***

5. New Business

a. Fire Safety Inspection – Assign responsibility

Nancy reported that the Fire Marshall noted violations in various areas of the GHM property during a recent inspection. David volunteered to manage resolving violations in the North Building; Ray volunteered to manage the South Building and the dock store; Nancy volunteered to manage the office area and Bruce volunteered to manage Johnny's.

b. Dock Store

Nancy reported having a discussion with the dock store owner regarding credit card processing fees, pumping of fuel, location of fuel pump controls, authority over staff, and compensation. An agreement was not reached. There was no motion following board discussion.

c. Charter Captains

Nancy and Bruce reported that trespassers, including charter captains, were docking at the Marina to use the file table, restrooms trash cans, carts, and other Marina property and resources, sometimes late at night while consuming alcohol on property. The Marina is also being used as a drop off/pickup point for charter customers.

d. Resolution for Speedy Dock – Vote

A Resolution to require the use of the Speedy Dock app to schedule moving of boats was reviewed; a ***motion*** was made by Bruce to approve the Resolution; ***motion seconded*** by Nancy; ***motion passed, 5 to 0.***

e. \$8.00 per foot to lift boats – Vote

A Resolution to charge a lift fee of \$8.00 per foot to non-owners and non-renters was discussed; a ***motion*** to adopt the Resolution was made by Dave; ***motion seconded by Steve***; following additional discussion, ***the motion passed, 3 to 2.*** The dissenting votes were cast by Nancy and Ray.

f. Forklift Certification

It was reported by Steve that Forklift Certification classes have been scheduled for dock workers. Ray volunteered to enforce the requirement.

g. Reserve Study

Nancy reported that a Zoom meeting will be held to review the Reserve Study on Wednesday morning at 9:00. All Owners will be invited to attend.

h. Property Matrix

Mike reported that the Association is able to send rental money to owners and the software is functioning properly.

6. Owner Comments

Owners who were present were allowed to speak freely throughout the meeting.

7. Adjournment

There being no further business, the meeting was adjourned at 5:25 p.m.

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