

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

Minutes of meeting on 6/22/2023, 3:00pm

Meeting held through both on-line video and in-person attendance at 100 Circuit Road, Nokomis, FL 34275

1. CALL TO ORDER

President Gordy King called the meeting to order at 3:11pm.

2. ROLL CALL

A quorum was established with all Board members in attendance:

President: Gordy King (by video)

Vice President: Eileen Goldsmith

Secretary/Treasurer: Kaj Jensen

Marina Staff present:

Manager: Wanda Skaggs

Manager: Dave Wiczorek

Unit Owners in attendance:

See attached meeting sign-in sheet.

Others in attendance:

None.

3. PREVIOUS MEETING MINUTES

Board Secretary Jensen made a motion to approve minutes from the April 20, 2023 Board of Directors Meeting which were made available prior to the current Board meeting. Board President Gordy King supported the motion and all Board members voted in favor of approving the minutes from the April 20, 2023 Board of Directors Meeting.

4. NEW BUSIENSS

A. Finances

Board President Gordy King led a discussion regarding 2023 budget status. Discussion focused on certain year-to-date key income and expenses. The discussion and highlights of it suggested no anomalies through June of this year. A motion was made to accept the status of current financials by Board Member Jensen. Board Member Eileen Goldsmith supported the motion, and all voted in favor to pass the motion.

B. Seawall Project

Board member Kaj Jensen provided an update on efforts to revisit the scope and timing of the seawall project. In summary: new information available at the time of the April Board meeting identified challenges regarding north building access that would significantly curtail access to and use of vessels in the north building by owners and tenants during the project. Finding these restrictions unacceptable, Board members met with the project engineer

and project manager to develop an alternative approach, less disruptive to owners and tenants. As a solution, the current seawall project will be divided into three phases. While less disruptive, the approach delays by months certain important aspects of the project due to new permitting requirements and timing. But the timing for beginning the overall project remains unchanged and is still targeted for shortly after the July 4<sup>th</sup> holiday. The first phase of the project will begin in the north basin and will immediately benefit in stabilizing the adjacent fuel tank. Phase II of the seawall project will include making the west facing launch of the north building operational to the north basin. Phase III will entail repair/replacement of the north seawall inside the south basin and surrounding concrete area near the forklift entrance on the south side of the north building.

Jensen reminded the Board that Information focused on phase I of the project along with reference to subsequent phases was sent to owners and tenants on June 5<sup>th</sup>.

Project manager Mike Burke provided context on regulatory agencies involved and status of their approvals for the three phases of the project. These include the US Army Corp of Engineers, Florida State regulators, and local regulators. The project manager also provided an update on transferring work from former project engineer Wilbur Engineering to engineering firm The Tignor Group.

Board President Gordy King raised the question of whether there would be a need for security personnel to control nighttime access to the area adjacent to the intracoastal waterway during seawall construction. Project manager Burke will inquire with the construction vendor (Abbots) but he and manager Dave Wieczorek felt security risks will not be significant. Based on this input, the Board decided that unless Abbots expresses otherwise, the risks are low and do not warrant the added costs of nighttime security.

#### C. Progress Update on Parking

The towing of vehicles without parking passes from the paved parking areas of the marina adjacent to Circuit Road began in April. The Board directed manager Wanda Skaggs to work with the towing vendor to maintain a monthly tally of vehicles towed for tracking purposes.

#### D. Review of 2023 Spring Social Event

Office manager Wanda Skaggs reported that a little over 100 people signed up for the social event held on April 21<sup>st</sup> with over 60 people in attendance. Commercial tenants and Pops Grill chipped in for support by providing gift cards as giveaways. Wanda reported that the cost of the event to the Marina was approximately \$1,500. There was a consensus that attendees enjoyed the event. Parking was facilitated by marina staff and was not an issue for the event. The Board discussed the idea of another social event for the first Saturday of December timed with the annual holiday boat parade. Similar events were held aligned to this venue at the marina in years prior to the pandemic, as a potluck. While Wanda had support from owners for the April event, she indicated that a goal for future events should be to involve more owners/renters to volunteer in planning and execution.

#### D. New forklift status

Manager Dave Wieczorek provided an update since discussion on this topic at the April Board meeting. Dave confirmed that the \$600K order for replacement of the older aged forklift is still scheduled for delivery to the Marina in October of this year. Dave is pursuing sale of the older machine that will be replaced. Board President Gordy King added that the Board will need to decide at about 60 days prior to delivery as to whether the Marina should pay cash from reserves, financing, or a combination of cash and financing to pay for the new forklift. Gordy indicated that finance charges on a commercial loan are likely to run 8.5-11%; the interest rate on previous purchase of equipment at the Marina was in the 4-5% range.

#### E. Marina safety

Manager Wanda Skaggs reported that new/updated surveillance cameras have been installed at the marina. There was discussion regarding the idea of posting additional signage indicating that surveillance cameras are in use – as a deterrent. Board member Kaj Jensen reported that he met with Manager Dave Wieczorek and unit owner Aaron Gustafson to discuss ideas to address uncontrolled entry to the marina from patrons of Pops Grill, an issue raised by unit owners at the annual meeting early this year. Based on the on-site evaluation, Jensen has drawn up plans for modest barrier improvements adjacent to the swing gate on the dock between Pops Grill and the marina.

### 5. OTHER BUSINESS

#### A. Open discussion with meeting attendees

- Unit owner Curtis expressed the idea of more robust communication regarding the timing of Board meetings, suggesting either more frequent emails or a reminder to owners about the meeting frequency, various methods of posting, and information that is currently available on the *Owners Corner* of the website regarding meetings. A discussion ensued over the frequency of emails and communications. The Board expressed they would take the recommendations into account. There was discussion regarding updating/fixing aspects of the website.
- Unit owner Curtis raised the idea of letting Crow's Nest Marina know about the closure of the Dockside Store and fueling services during the Gulf Harbor seawall project.

#### B. Closed session

- After the open discussion with meeting attendees, the Board held a closed discussion with staff, and then a discussion among the members of the Board. During the closed session the Board discussed personnel matters including performance and staffing.

### 6. ADJOURNMENT

The Board Meeting adjourned at 4:30pm after a motion of adjournment made by Board President Gordy King, supported by Kaj Jensen and then with unanimous vote by the Board.

