

**Gulf Harbor Marina
Condominium Association, Inc.
Board of Directors Annual Meeting
Minutes on 2/09/2023**

Held at 100 Circuit Road, Nokomis, FL 34275, at 6:00 p.m. on February 09, 2023.

1. CALL TO ORDER

- President Mike Burke called the meeting to order at 6:02 p.m.

2. ROLL CALL

- Board members present: Mike Burke, Eileen Goldsmith, Gordy King
- Candidates; Kaj Jensen & Aaron Gustafson
- Personnel: Wanda Skaggs & Carl Wieczorek

3. Proof of Due Notice of Meeting

- Mike Burke said the meeting was posted and sealed by Wanda Skaggs

4. Calling of the roll or Certifying of Proxies

- Mike Burke called for the roll and Certifying of proxies.

5. Collection of Director Election Ballots Not Yet Cast

- Mike Burke asked Eileen Goldsmith Vice President to be accompanied by two owners to open & count ballots.

6. Election Inspector of Election

- Eileen Goldsmith
- Results: Kaj Jensen had 70 votes and Aaron Gustafason had 52 votes – Kaj Jensen is our new Secretary/Treasurer for Gulf Harbor Marina.

7. Election of Directors

- Gordy King President
- Eileen Goldsmith Vice President
- Kaj Jensen Secretary/Treasurer
- Mike Burke retired at completing his term as President

8. Reading and Disposal of Any Unapproved Minutes

- No unapproved minutes were announced.

9. Reports of directors, officers, or committees

- No reports were provided.

10. Unfinished Business – Final discussion of the draft of Declaration of Condominium

- One comment was sent to the Board and the Board agreed to remove the last sentence from Section 8.10 Unit Owners' Personal Coverage. "The Owner's policy will be primary and non-contributory with waiver of subrogation."
- No other comments or suggestions were made. The Condominium documents are in final draft for voting. The Board will be announcing a date to vote in the near future.
- **11. New Business**
 - A concern was brought up at the meeting from a homeowner relating to Pops parking lot lease. They wanted the financial details in addition to the ability to review the lease. They expressed a concern that the amount of money being collected on a monthly bases was too low and that it should be renegotiated. Additionally they said that the parking situation for Gulf Harbor Marina Owners after 5 PM is problematic as they are discouraged to go to the marina after hours because they can't find parking. Also, there was discussion about Pops being more proactive to pick up trash and debris created by their patrons after hours leaving Gulf Harbor employees and owners the burden to clean up after them.
 - A concern was brought up by a rack owner that observed the pedestrian swing gate on the south side of the marina office building has occasionally been in the open position during after-hours. Discussion by the Board and other meeting attendees ensued regarding access points to the marina property.
 - A rack owner asked a question about after-hours boat basin parking for their vessel during times when the basin is full. Marina staff present at the meeting discussed how to raft up to other docked vessels in this rare situation. Other related comments by rack owners were complementary of the yard staff on their cleanup and disposition of owner and renter vessels during busy days.
 - A rack owner participant via Zoom asked that certain audio and video issues attributed to Zoom be corrected for future meetings. Board member Gordy King addressed the comment as a priority item to address for future meetings that may employ the use of video conference such as Zoom.
 - Incoming Board of Directors president Gordy King thanked outgoing Board of Directors President Mike Burke for his many years of service and time dedicated to Gulf Harbor Marina and Board of Directors related business. Gordy King added that Mike will have some level of continued involvement in the seawall restoration project, an endeavor that has been under-way during Mike's tenure on the Board and a project that will begin in the coming months.

11. Adjournment

The Board Meeting adjourned at 6:49 p.m.

These minutes were approved by the Board of Directors.