

Gulf Harbor Marina Condominium Association, Inc.

A Board of Directors meeting was held on Thursday, September 5, 2024, at 3:00 p.m. at the Marina, 100 Circuit Rd. Nokomis, FL 34285. Owners were invited to join the meeting at the Marina.

MINUTES

1. Call to Order

The meeting was called to order at 3:00 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 David Jasik, and Director Steve Losher. Association Manager Paula Mitchell was also in attendance.

3. Confirmation of Notice of Meeting

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

4. Approval of past Meeting Minutes

Following review of July 23, 2024, and August 15, 2024, meeting minutes, a ***motion*** was made by Ray to approve the minutes as written; ***motion seconded*** by Nancy; ***motion passed, 5 to 0.***

5. New Business

a. Alison and Marco – New employees

Nancy reported the addition of two new employees: Alison Rowe as office assistant and Marcos Delmoral as dock worker replacing Hayden.

b. Shannon – Raise

A ***motion*** was made by Nancy to increase Shannon Davis' salary by \$2500 annually, no other increases to be considered before January 1, 2026; ***motion seconded*** by David; ***motion passed, 5 to 0.***

c. Retention of Records Books

The Board reviewed the state requirements for organizing and indexing Association records. A ***motion*** was made by Bruce to welcome Association members to review Association records in the Marina office during regular business hours, may photograph records, or may print copies in the office at a charge of 30 cents a page: ***motion seconded*** by David; ***motion passed, 5 to 0.***

d. Board Certifications

The Board reviewed the new state requirements for certification of board members. All Board members reported that they completed the requirement or are in the process of doing so.

e. MOJO Agreement

Board members **unanimously agreed** that they have no interest in the MOJO agreement presented to the Board for consideration.

f. Letter to Board Members from Pops

A letter to the Board from Pops owner Joe Farrell regarding valet parking was considered; a **motion** was made by Nancy to table the matter; **motion seconded** by Bruce; **motion passed, 5 to 0**. The Board is consulting with the Association's real estate attorney regarding other options.

g. Centennial Bank

A **motion** was made by Bruce to keep the Association's banking relationship at Centennial Bank; **motion seconded** by Nancy; **motion passed, 5 to 0**.

h. Price to charge non-owners and non-renters to move a boat

Following discussion, a **motion** was made by Bruce to charge non-owners and non-renters to move boats according to boat size at a rate of \$8.00 per foot; **motion seconded** by David; **motion passed, 5 to 0**.

i. SpeedyDock

Nancy reported that a draft of a resolution regarding SpeedyDock would be brought before the Board for adoption at the next Board meeting.

j. Raising of concrete slabs update

Bruce reported that the concrete slab project is scheduled to commence on September 9, 2024.

6. Adjourn

There being no further business, the meeting was adjourned at 5:12 p.m.

Minutes respectfully submitted by Paula Mitchell, LCAM, CMCA.