

Gulf Harbor Marina Condominium Association, Inc.

A Board of Directors meeting was held on Thursday, May 9, 2024, at 5:00 p.m., at the Marina, 100 Circuit Rd., Nokomis, Florida, 34285.

MINUTES

1. Call Meeting to Order

The meeting was called to order at 5:01 p.m. by Board Secretary Ray Wersel.

2. Determination of a Quorum

A quorum was established with three members of the three-member board present: Board President Nancy Adams, Treasurer Bruce Iovenelli, and Secretary Ray Wersel. Association Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management Group were also present.

3. Confirmation of Notice of Meeting

Ray 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

A ***motion*** was made by Ray to approve the 04-11-24 and 04-25-24 meeting minutes; ***motion seconded*** by Nancy; ***motion passed, 3 to 0.***

5. Treasurer's Report

Mike Mitchell reported that information from Quickbooks and the Association's previous CPA firm is being compiled.

6. President's Report

It was misreported during a past meeting that owners had access to email addresses and phone numbers of Association members. Nancy reported that owners' email addresses and phone numbers are held private by the Association cannot be seen on MyHoast by the membership.

7. Unfinished Business

A. Access to email and telephone numbers

There were no additional comments.

B. Appointment of committees

a. Marina Appearance Committee

A ***motion*** was made by Ray to appoint David Curtis, Paul Stokes, Kelly Burdge, Steve Losher, and David Jasik to the Appearance Committee; ***motion seconded*** by Bruce; ***motion passed, 3 to 0.***

b. Compliance Committee

A ***motion*** was made by Ray to appoint Jeannette Curtis and John Crimmins to the Compliance Committee; ***motion seconded*** by Bruce; ***motion passed, 3 to 0.***

C. Implementation of vendor fee policy

Nancy and Bruce reported that the vendor fee policy has successfully implemented; most vendors are paying by credit card.

8. Committee Reports

A. Appearance Committee

a. Discussion regarding fish cleaning stations and wood fence replacement

b. The Committee requested a budget of \$2500 for a fish cleaning station and dividing wall replacement between the boardwalk and walkway. The board ***unanimously approved.***

9. New Business

A. Fuel discounts for owners, tenants and approved marine service providers

A motion was made by Nancy to provide a per gallon discount of 35 cents to Association members; 20 cents to tenants; and 10 cents to charters.

10. Owner Comments

There were no owner comments.

11. Adjournment

There being no further business, the meeting was adjourned at 5:30 p.m.

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