

NOTICE

Gulf Harbor Marina Condominium Association, Inc.

NOTICE IS HEREBY GIVEN that a Board of Directors meeting will be held on Wednesday, June 12, 2024, at 5:00 p.m., at the Marina, 100 Circuit Rd., Nokomis, Florida, 34275. Owners are also welcome to join the meeting via Zoom conference. See Zoom instructions below.

AGENDA

The agenda for the Board of Directors Meeting will be as follows:

1. Call Meeting to Order
2. Determination of a Quorum
3. Confirmation of Notice of Meeting
4. Approval of Past Meeting Minutes
5. Financial Report
 - A. Discussion and vote to stop the sweep banking relationship at Centennial Bank and establish individual local banking relationships to replace the sweep relationship
6. President's Report
7. Unfinished Business
8. Committee Reports
 - A. Marine Appearance Committee
 - B. Compliance Committee
9. New Business
10. Owner Comments
11. Adjournment

To join the meeting via Zoom, click on the link below or copy it into your browser:

<https://tinyurl.com/GHM-June-24>

You May Also Dial In:

Please Identify Yourself By Name Upon Entry

312 626 6799

Meeting ID: 890 8946 9077

Passcode: 465962

ITEMS MAY BE ADDED TO THE BOARD OF DIRECTORS MEETING AGENDA AND POSTED AT LEAST 48 HOURS PRIOR TO THE MEETING AS REQUIRED BY FLORIDA LAW.

There was discussion regarding slips with freezers and related electrical wiring in violation of the Rules & Regulations. Bruce and Ray volunteered to inspect slips for violations and notify owners in an effort to resolve violations, eliminating the need for a Clean Slate letter to all owners.

e. Reporting Structure

Paula advised board members of notice requirements when a quorum of the board meets for the purposed of conducting Association business.

f. Recording of Documents

Nancy reported that the governing documents will be forwarded to Stephen Thompson's Office to have recorded.

g. Owner/tenant interaction with Marina Staff personnel

Board members discussed observing that dock workers are frequently given instruction by owners and tenants regarding and during the performance of their tasks. A ***motion*** was made by Ray to revise the Rules & Regulations to state the following:

No owner or tenant shall direct, supervise, or in any manner attempt to assert control over any maintenance personnel. Any complaints or suggestions must be directed to the Management Company for delivery to the Board of Directors.

Motion seconded by Nancy, ***motion passed, 3 to 0.***

h. Pumping Fuel

Nancy reported noticing a dock worker leaving the fuel pump area as a vessel was fueled with the handle propped open with a water bottle. A ***motion*** was made by Nancy to notify the Dock Master that all fueling is to be done with an attendee present; ***motion seconded*** by Ray; ***motion passed, 3 to 0.***

i. Requests from Committees

A list of Appearance Committee Project expense requests attached hereto was presented by Nancy. A ***motion*** was made by Ray to approve Committee projects and expenses noted; ***motion seconded*** by Nancy; ***motion passed, 3 to 0.*** Materials will be charged on the Association's credit card and receipts forwarded to Mike Mitchell at the Management Company.

7. Owner comment

There were no owner comments.

8. Adjournment

There being no further business, the meeting was adjourned at 3:59 p.m.

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