

**Gulf Harbor Marina Condominium Association, Inc.**

A Board of Directors meeting was held on Friday, June 21, 2024, at 2:30 p.m., at the Marina, 100 Circuit Road, Nokomis 34275.

**MINUTES**

- Call the meeting to Order  
The Meeting was called to order at 2:32 p.m. by Association Manager Paula Mitchell.
- Determination of a Quorum  
Three members of the three-member board were present, establishing a quorum: Board President Nancy Adams, Treasurer Bruce Ioveneilli, and Secretary Ray Wersel, present by speaker phone. Association Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management Group were also in attendance.
- Confirmation of Notice of Meeting  
Nancy confirmed that notice of meeting was duly posted in accordance with Florida Statute 718 and the Association's Bylaws.
- Approval of past minutes from June 12, 2024  
A ***motion*** was made by Nancy to approve the June 12, 2024, meeting minutes; ***motion seconded by Ray; motion passed, 3 to 0.***
- Adopt Resolution for Pay Scale Policy  
Following discussion, a ***motion*** was made by Bruce to adopt Pay Scale Policy Resolution 2024-001, Exhibit A; ***motion seconded by Ray; motion passed, 3 to 0.***
- Adopt Resolution for Paid Time Off Policy  
Following discussion, a motion was made by Nancy to adopt Paid Time Off Policy Resolution 2024-002, Exhibit A; ***motion seconded by Bruce, motion passed, 3 to 0.***
- Approval of Alpha Construction as contractor for lifting of sinking concrete  
Bruce presented two bids for remediation of the sinking concrete on the dock: A proposal from Alpha Construction to lift the concrete by a method involving driving pilings into the bedrock; the proposal includes a lifetime warranty; and reporting to Sarasota County inspectors and permitting. A proposal from Helicon is for a foam injection method would fill washed out areas to support the concrete but does not lift; a building permit would not be required; the proposal provides a 5-year warranty. The proposal from Alpha Construction is for \$69,175.92; the proposal from Helicon is \$105,182.10. A ***motion*** was made by Nancy to accept the proposal from Alpha Construction; ***motion seconded by Ray; following discussion, the motion passed, 3 to 0.***
- New Business  
There was open discussion between the board and one owner present regarding roof repairs and/or replacement, and Appearance Committee projects, both to be considered at future board meetings.
- Owner Comments  
There were no additional owner comments.
- Adjournment  
There being no further business, the meeting was adjourned at 3:40 p.m.

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