

Gulf Harbor Marina
Condominium Association, Inc.
Board of Directors Meeting

Minutes of meeting on 4/20/2023, 3:00pm

Meeting held through both on-line video and in-person attendance at 100 Circuit Road, Nokomis, FL 34275

1. CALL TO ORDER

President Gordy King called the meeting to order at 3:00pm.

2. ROLL CALL

A quorum was established with all Board members in attendance:

President: Gordy King (by video)

Vice President: Eileen Goldsmith

Secretary/Treasurer: Kaj Jensen

Marina Staff present:

Manager: Wanda Skaggs

Manager: Dave Wiczorek

Unit Owners in attendance:

See attached meeting sign-in sheet.

Others in attendance:

None

3. PREVIOUS MEETING MINUTES

Gordy King made a motion to approve minutes from the February 9th, 2023 Annual Meeting which were made available prior to this (April 20th 2023) Board meeting. Kaj Jensen supported the motion and all board members voted in favor of approving the minutes from the February 9th 2023 Annual Meeting.

4. NEW BUSIENSS

A. Finances

Wanda Skaggs confirmed posting and review of recent financials. A discussion ensued about pending insurance premiums. Input from several at the meeting referenced that most industry specialists predict a 20% increase in premiums, and we expect similar for Gulf Harbor Marina for the next insurance cycle.

B. Parking

It has been resolved in many previous board meetings and discussion in 2022 and prior, that the Marina would begin to enforce towing of vehicles parked in paved spaces in front of marina

buildings without newly developed marina owner/tenant parking hang tags. After several months of advance notice by email, mailed letters, physical postings, and distribution efforts with new parking tags, the Marina began towing vehicles under agreement with Fastway Towing and in accordance with direction and advice provided by (and notification given to) Sarasota County Police. As of the date of this Board Meeting, one car has been towed.

C. Seawall Project

Seawall project manager Mike Burke provided an update on timing and latest feedback on extent of impact to normal Marina activities attributed to the seawall repair/replacement project. In the most recent meeting with the construction vendor (Abbots) which occurred just prior to this Board Meeting, the company informed Mike that the project could commence shortly after the July 4th holiday. Also in this latest meeting, Abbots informed Mike that under the current scope of work, access to the North Marina Building and to the Dockside Store would not be possible for several weeks during the project. The Board and meeting participants discussed the significant impact to owners, tenants, and commercial tenants that would ensue. The Board decided to re-visit options with the project engineers and construction vendor Abbots to explore alternative solutions or options and related impacts attributed to these. Board President Gordy King raised the need to quickly evaluate options and for clear written communication by the Board out to owners, tenants, and commercial tenants on the project and the extent of disruption balanced with the need for safety during the project.

D. New forklift status

In an effort to replace older and less reliable but essential equipment, the ordering a new forklift to replace one of the older forklifts was decided in previous Board meetings along with input from Manager Dave Wieczorek. During the current Board meeting, Dave confirmed that the \$600K order was locked in at a previous sales price and the new machine is scheduled for delivery to the Marina in October of this year. Dave informed that the delivery fee for the machine is anticipated at \$25K and that the replaced forklift may bring between \$125K-\$150K via trade or sale. Board President Gordy King raised the issue of whether we should pay for any outstanding amount owed on the new forklift with cash from reserves or a combination of cash and financing. The Board briefly discussed the benefits of full payment from reserves (to avoid any interest payments attributed to financing) vs the security of maintaining some level of cash cushion in reserves to cover unforeseen needs (e.g. attributed to the seawall project or other). Gordy suggested that given the time required to apply for a commercial loan (roughly 60 days), the Board will revisit the option of financing over this summer.

E. Marina safety

Board member Kaj Jensen advised that some owners have expressed safety concerns, an issue that also came up in the February Annual Meeting. These concerns included uncontrolled after-hours Marina access. Discussion ensued regarding access via the swing gate for pedestrians on the south side of the Marina Office Building and via the connecting dockway between the Marina and Pop's Restaurant where some owners observed after hours trespass. Board member Kaj Jensen committed to meeting separately with Manager Dave Wieczorek and Unit owner

Aaron Gustafson to consider potential solutions. Manager Wanda Skaggs will review other security related options.

F. 2023 spring social event

Manager Wanda Skaggs informed the meeting participants that 110 people have responded to indicate their attendance at the social event planned for Friday April 21st at 4pm at the Marina. Wanda has worked with Unit Owners that volunteered their time to help with the venue. Gulf Harbor commercial tenants have provided gift cards, along with Pop's Restaurant. Catering has been set up with Dave's Bar-B-Q and Pop's. Parking will be facilitated by Marina staff.

G. Flag/pennant & logo

Board President Gordy King presented a proposal for a new logo and flag pennant for Gulf Harbor Marina. Gordy worked with a professional graphic designer who volunteered time to develop several graphic design concepts. The designs were shared during the Board meeting. Board members Kaj Jensen and Eileen Goldsmith liked the idea of replacing some of the older logo imagery. Board member Jensen suggested putting the discussion of a logo change on hold until after the seawall project at a point when the Board could focus on the logo change idea and concepts.

5. OTHER BUSINESS

- Mike Burke (Unit Owner and seawall project manager) discussed the idea of an investment in Treasuries with some of the cash reserves. Mike and the Board members felt that this might be a good idea, but that for now we should keep our options open until we have a information on the large imminent expenditures (seawall project, new forklift).
- Mike Burke (Unit Owner and seawall project manager) discussed the idea of a winder for the fuel hoses at the Dockside Store as an improvement (in appearance and safety) to consider after the seawall project is completed.
- The Board conducted a closed session as a very item in the meeting to discuss Marina personnel matters.

6. ADJOURNMENT

The Board Meeting adjourned at 5pm



100 Circuit Road
Nokomis, FL 34275
Sign In Sheet

Board Of Directors Meeting April 20, 2023 @ 3:00 PM

Name: <u>KAJ JENSEN</u>	Slip# <u>S-64</u>
Name: <u>mike Burke</u>	Slip# <u>S-115</u>
Name: <u>JEAN CRIMMINS</u>	Slip# <u>N-78</u>
Name: <u>PHYLLIS CRIMMINS</u>	Slip# <u>N-78</u>
Name: <u>Eileen Goldsmith</u>	Slip# <u>N-N35</u>
Name: <u>Aaron Gustafson</u>	Slip# <u>E-104</u>
Name: <u>STEVEN COCCAT</u>	Slip# <u>N-85</u>
Name: <u>Bruce Iovinello</u>	Slip# _____
Name: <u>Neal Bepko online</u>	Slip# _____
Name: <u>DAVID JASIK online</u>	Slip# _____
Name: <u>Derrick Nelson online</u>	Slip# _____
Name: <u>Jim " online</u>	Slip# _____
Name: <u>Bill Ruth "online</u>	Slip# _____
Name: <u>DAVID CURTIS "online</u>	Slip# _____
Name: <u>Jeanette Curtis "online</u>	Slip# _____
Name: <u>Dido Holding online</u>	Slip# _____
Name: <u>Jim Sheppard online</u>	Slip# _____
Name: <u>Marty Zaehrich online</u>	Slip# _____
Name: <u>BRIAN COCKS online!</u>	Slip# _____

