

Gulf Harbor Marina Condominium Association, Inc.

A Board of Directors meeting was held on Thursday, December 5, 2024, at 10:00 a.m., at the Marina, 100 Circuit Rd. Nokomis, FL 34285.

Minutes

1. Call to Order

The meeting was called to order at 10:00 a.m. by Association Manager Paula Mitchell.

2. Determination of Quorum

A quorum was established with three members of the five-member board present: Board President Nancy Adams, Treasurer Bruce Iovenilli, and Secretary Ray Wersel. Association Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management Group were also in attendance. Director Steve Losher and Director Dave Jasik were not present.

3. Confirmation of Notice of Meeting

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

Director Steve Losher entered the meeting at this time.

4. Approval of past meeting minutes

A ***motion*** was made by Ray to approve the 11-07-24 meeting minutes as written; ***motion seconded*** by Nancy; ***motion passed, 4 to 0.***

5. Unfinished Business

- Update on North and South Buildings progress
Nancy reported that the South Building is secured; the North Building is not secured as columns need to be installed; the Building is still therefore not safe.
- Discussion and vote to approve Gill Metal Construction proposal for South Building
A ***motion*** was made by Nancy to proceed with Gill Metal Construction's proposal to remediate building deficiencies on an emergency basis in the amount of \$191,000; ***motion seconded*** by Ray; ***motion passed, 4 to 0.***
- Discussion and vote to approve seawall project proposal (Abbott's and Tignor)
Bruce presented a proposal signed by the previous board with Abbots Construction Services in 2023 for \$91,652, requoted for current pricing at \$95,795, plus dock reparations at \$47,400 (\$37,100 less than previously quoted) bringing the project total to \$132,895 for seawall and dock as prescribed by Tignor Engineering Services. A ***motion*** was made by Ray to move ahead with the project; ***motion seconded*** by Nancy; ***motion passed, 4 to 0.***
The duration of the project is expected to be four weeks.

- Discussion and vote to approve Abbots Construction Services' proposal for Seawall #6 (\$132,000).
A **motion** was made by Ray to approve the Abbots proposal as prescribed by Tignor Engineering on an emergency basis to be paid for using reserve account funds; **motion seconded** by Nancy; **motion passed, 4 to 0.**
- Discussion regarding possible need for special assessment to cover hurricane damage
There was discussion regarding the inadequate funds on deposit to cover emergency repairs resulting from Hurricane Milton and a contributing lack of maintenance; a meeting will be called to consider a special assessment once an inventory of all common element repairs and replacements is completed, and estimates are totaled.
- Discussion and vote regarding electricity use in Buildings
The Sarasota County Fire Marshal's inspection report and the NFPA 303 "Fire Protection Standard for Marinas and Boatyard" were reviewed. A **motion** was made by Ray to disallow the use of extension cords in both Buildings; **motion seconded** by Ray; **motion passed, 4 to 0.**
- Attorney letter regarding parking
There was a review of an opinion letter authored by the association's attorney, Stephen Thompson, Esq. of Najmy Thompson, stating that the parking lot east of the Marina is owned by the Association and not a common element. The Board therefore has authority to sell or lease the parking lot.
- Status additional insurance claim payment
 - Proposal for Forensic Weather Consultants (est. \$1800 to \$3300)
A **motion** was made by Ray to approve the Forensic Weather Consultants proposal to research the Hurricane Milton wind speed presumably underestimated by the parametric insurance policy carrier, resultantly decreasing the value of the Association's wind damage claim by \$400,000.00; **motion seconded** by Nancy; **motion passed, 4 to 0.**

6. Owner Comments

There were no Owner comments.

7. Adjournment

There being no further business, the meeting was adjourned at 12:24 p.m.

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