

Gulf Harbor Marina Condominium Association, Inc.

Board of Directors meeting was held on Tuesday, July 2, 2024, at 1:30pm at the Marina, 100 Circuit Rd. Nokomis, FL 34285.

MINUTES

1. Call to Order

The meeting was called to order by Association Manager Paula Mitchell at 1:30 p.m.

2. Determination of 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 in attendance.

3. Confirmation of Notice of Meeting

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

4. Approval of past meeting minutes

Following review, a ***motion*** was made by Nancy to approve the 06-21-24 meeting minutes as written; ***motion seconded*** by Ray; ***motion passed, 3 to 0.***

5. Old Business

There was no old business for the Board to discuss.

6. New Business

a. New Law Firm

A ***motion*** was made by Ray to change lawyers from Scott Petersen, Esq., of Law Office of Scott K. Petersen, PLLC, to Stephen Thompson, Esq., of Najmy Thompson Attorneys at Law; ***motion seconded*** by Bruce; ***motion passed, 3 to 0.***

b. Trailers

There was discussion regarding personnel safety and possible damage to property when vessels are lifted off trailers for placement in dry slips as a service to owners and tenants, as well as the Association's exposure to liability. A ***motion*** was made by Nancy to notify Marina personnel to cease such trailer service as of this day; ***motion seconded*** by Bruce; ***motion passed, 3 to 0.***

c. Dock Store

Following discussion, a ***motion*** was made by Ray to forward the current dock store agreement to the Association's attorney to revise the terms according to the previous agreement requiring dock store personnel to resume pumping fuel; ***motion seconded*** by Nancy; ***motion passed, 3 to 0.***

d. Clean Slate Letter