

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

Meeting Date:

Thursday August 24, 2023 - 3:00pm

Meeting location:

Gulf Harbor Marina
100 Circuit Rd.
Nokomis, FL 34275

Meeting also held online via Microsoft Teams

Agenda and Minutes:

1. Calling of Role:

Secretary/Treasurer Jensen called the meeting to order at 3:10pm.

A quorum was established with all board members recognizing their in-person attendance:

President: Gordy King

Vice President: Eileen Goldsmith

Secretary/Treasurer: Kaj Jensen

Marina Staff present:

Dock Manager – Dave Wiczorek

Office Manager – Wanda Skaggs

Unit Owners in attendance:

See attached meeting sign-in sheet.

Others in attendance:

Jim Cirillo, GCM Insurance (insurance agent representing Gulf Harbor Marina)

2. Proof of due notice of meeting:

Board member Jensen noted that the meeting was conspicuously posted on the condominium property for at least 48 hours prior to the meeting in accordance with the Gulf Harbor Marina (GHM) bylaws.

Jensen also noted that advance notice of the meeting was posted on the GHM website (not required by GHM bylaws).

3. Reading and disposal of any unapproved minutes:

A motion was made by Gordy King to approve the minutes from the June 26, 2023 board of directors meeting. The motion was supported by board member Goldsmith and all board members voted to approve the minutes.

4. Reports of Officers and Committees:

Board president Gordy King covered a review of financials to date, including liabilities and expenses. Board president King added that insurance is a significant expenditure for GHM and that the board meeting would focus on insurance and feature Jim Cirillo as guest speaker and insurance agent for GHM. Board president King referenced recent correspondence from owners related to GHM parking and that the board will respond to these inquires in a future meeting/discussion.

5. Unfinished Business:

There was no unfinished business to report.

6. New Business

a) Insurance Discussion

Jim Cirillo of GCM Insurance presented an update on insurance including background and anticipated direction of the market for 2024. Jim provided background on his firm (GCM) which represents many HOAs (commercial and residential) and has offices in Tampa and Sarasota, adding that his firm was referred to GHM by the marina's legal counsel Attorney Kevin Wells. Jim is located in Sarasota, and Jim's firm has served GHM as an underwriter for two years. Previously, the marina had an agent out of Miami with a different agency. Jim explained that Chubb was the previous underwriter for the marina's wind policy, but that Chubb dropped covering wind for all of their clients in the state of Florida, including Gulf Harbor Marina. This left GHM with coverage for other (liability, forklifts, etc.) via Chubb but not wind coverage by Chubb. This was not considered an unusual move by Chubb (to drop wind) since other underwriters including The Hartford and Travelers had dropped wind coverage for their clients in Florida in years past. At that time, Jim approached the Florida run insurer, Citizens Property Insurance as an option for wind coverage. Citizens would not underwrite a wind policy with GHM given their guidelines - GHM's building construction did not meet the guidelines/inspection requirements of Citizens.

Jim went on to discuss how the re-insurance market works, the interdependence between major underwriters and the re-insurance market, and explained the background on recent named hurricane storm history in Florida and why wind insurance is currently difficult to obtain in the state of Florida. Jim also explained that wind insurance at reasonable cost is required by law in the state of Florida. These developments left GHM with the option of parametric Insurance for wind coverage. Jim explained that \$2MM in parametric coverage was best aligned to our needs; that while \$2MM would not cover a complete loss of the buildings, that is the rate that would be considered "reasonable cost" aligned to FL statute. In the event of wind damage and a claim situation, the parametric coverage would pay out based on a highest windspeed calculation at the closest certified anemometer (a wind speed recording device). According to Jim, there is one such device within a 1-mile radius of GHM. The parametric wind policy went into effect in January of this year (2023) for GHM. Jim added we have had unusual storm patterns compared to the normal, and that barring continued anomalous storms with high wind damage in the state of Florida, that the market for wind insurance will likely come back into balance with more options for GHM.

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An owner asked Jim if GHM can forgo having wind coverage altogether. Jim responded that as a condominium association, Gulf Harbor Marina is required to have insurance (liability, fire, wind) by Florida statute including certain minimum coverage where coverage is affordable. The affordability clause is how the \$2MM wind coverage was determined for GHM on the parametric wind coverage.

Several owners asked Jim about an option to self-insure GHM. Jim responded that there is a technical route to pursue self-insurance, but that he has never seen that successfully pursued. Jim added that insurers are required to have re-insurance coverage, and that such coverage may be impossible to obtain in a self-insured situation.

An owner asked about other options to pursue. Jim recommended that we contact the office of insurance regulation for the state of Florida and petition Citizens Property Insurance to re-consider coverage of GHM. Some owners volunteered to help pursue this approach.

An owner asked the Board of Directors if Gulf Harbor Marina staff or the Gulf Harbor Board of Directors has regular or occasional access to an industry association for marinas like Gulf Harbor Marina to compare and learn about best practices related to both insurance and other standard procedures/practices in running a marina. The Board responded that it was unaware of such an association but would investigate the existence of such an industry group as a resource for our marina.

An owner asked Jim when we may know the wind insurance premium for year 2024. Jim responded that underwriters will not provide quotes for 2024 coverage until hurricane season for this year is over or nearly over (November). Jim added that rates will become apparent as we get deeper into November and December of this year.

Several owners asked questions about parking access at GHM and the use of paved parking spots in front of marina buildings by Pops Sunset Grill. Board president Gordy King responded that the board is reviewing recent correspondence related to parking and that a dedicated future discussion would occur on the topic of parking. Several owners continued to ask questions about parking and the lease agreement between Pops Sunset Grill and the dirt parking lot across the street from the marina, as well as paved parking spots accessed by Pop's patrons on the east sides of the marina buildings. Board president King responded to continue discussion on parking a future meeting/discussion.

An owner asked Board member Jensen, as the newest member to the Board, if he had signed the Board member certification statement. Further discussion on the same ensued. Jensen responded that he recalled signing such a document and would investigate to ensure this executed document is complete and on-file.

7. Adjournment

At 4:25pm board member Jensen made a motion to adjourn the meeting. The motion was supported by board member Goldsmith with all board members voting in favor of adjourning.