

Friday, February 18, 2022.
ANNUAL MEETING

Gulf Winds East

C/O Resort Management, 815 Bald Eagle Dr, #201, Marco Island, FL 34145

Call to order

President Bill Himaras called meeting to order at 10:05 am.

Present via roll call: President Bill Himaras, Secretary Jenny Stamper, Vice President Robert (Bud) Long, Treasurer Darlene Tsakos, Directors Justin LaFountain and Debbie Malloy and Donna Ruble and Community Association Manager Brett Bond

Absent: None

Certification of quorum

President Bill Himaras established that quorum was met and meeting continued.

Proof of due notice of meeting

Brett Bond confirmed that notice of the meeting was properly posted in accordance with Florida State Statutes. No objections were noted and meeting continued.

Previous meeting minutes

A motion was made by Bud Long and seconded by Donna Ruble to approve February 2021 minutes. The motion was carried.

Committee Reports

1. Social Committee: Maureen Arnold stated that the Food Trucks for Wednesday social hour are a go. Super Bowl Pool Side Pot luck was a big hit with more than 100 in attendance.
2. Building Maintenance is on going and we recently had the fountain at Lake Mulligan repaired under budget \$6000 vs \$14,000. Scott is a new hire for maintenance and will be resurfacing/painting the side walks with non slip paint and the benches at the bocce court will be painted. We have been proactively surveying the foundations on each building for repairs to fix before they become an issue. Bill and

Brett found a few concrete areas that are sinking . New roofs for the Tiki Huts will be done this Spring.

3. Landscaping: has been upgraded to add more color and more palm trees. We have a new company : Earthcare are now servicing us.
4. Documents: None to report

Old Business

- A.** We made the switch from Guardian back to Resort for many reasons and thus far the transition has been easy.
- B.** Pet owners are still in violation of the ESA documents and we need to hold owner and renters accountable. Forms are in the office to file complaints so we may have a paper trail to document infractions.
- C.** A motion was made to approve the amended documents by Bud Long and Debbie Malloy seconded it - the motion was carried
- D.** The vote to roll over the excess funds was approved by the association with 39 in favor and 7 opposed.

New Business

- A.** Several ideas were put on the floor with no motions to move forward: Risa Himaras suggested we get keys cards versus keys for the pool so they can be shut off from dusk to dawn so we have no pool violations. Tammy from unit A101 would like to see all floors uniform on our lanai's and proper irrigation along the plantings. Donna Ruble wants ESA documents in all of our rental documents. Maureen Arnold wants the elevators in her building looked at - they aren't stopping at the floor but a few inches below. Justin LaFountain asked for WI-Fi at the pool and new lounge chairs. Bill Himaras will look into the Wi-Fi with Brett Bond. The chair request was tabled for now,
- B.** Pete Prescott wants another audit of our funds and expenditures a motion was made by Bill Himaras and Donna Ruble and Bud Long seconded the motion. The motion was carried unanimously.
- C.** Ed Coin would like propane grills at the pool for our social hours

- D.** Per President Bill Himaras, lighting for the parking lots and entrances are on the list for February/March 2022. There is an issue around the handicap parking at the A and B buildings.
- E.** Darlene Tsakos reported that all bills are paid and up to date and stated we have a healthy reserve. She did mention it would be a good idea for us to move money from our CDs to a more profitable program/investment. Late fees for delinquent HOA fees need to be collected. She resigned her position as Treasurer at the end of her report.

Justin LaFountain moved to adjourn the meeting and Donna Ruble seconded the motion. Meeting was adjourned at 11:35 am.

Respectfully submitted by Jenny Stamper, Secretary GWE

February 18, 2022

Followed Annual Meeting at Resort Management property

ORGANIZATIONAL MEETING

Call to Order at 11:38 am by President Bill Himaras

Certification of Quorum

Quorum was met as all officers were present

Proof of Due Notice of Meeting

Brett Bond declared the notice was properly posted in accordance to Florida State Statutes. No objections were made and meeting continued

Election of new Directors

Bill Himaras 49 votes

Justin LaFountain. 45 votes

Lina Upham 35 votes

Jenny Stamper. 56 votes

Election of New Officers

Debbie Malloy made a motion to have **Bill Himaras** retain his office as **President** and Donna Ruble seconded it. The motion carried.

Justin LaFountain nominated **Robert (Bud) Long** for **Vice President** and Jenny Stamper seconded it. Motion was carried.

Bill Himaras nominated Jenny Stamper as **Treasurer** which she respectfully declined. Bill then nominated **Bud Long** and Justin seconded the motion and the motion was carried.

Jenny Stamper will remain in the position of **Secretary** until next elections are held.

It was established that Bill and Bud will be the approved invoice approvers and check signers for the association.

A motion was made by Bud to provide notice of the upcoming audit and Justin seconded it. Motion was carried.

Meeting was adjourned at 11:47 am.