**Gulf Winds East**

**C/O Guardian Property Management Co.**

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**BOARD OF DIRECTORS MEETING MINUTES-Approved 11-17-17**

**August 28, 2017 11:00 AM**

**CALL TO ORDER**

President Linda Maxwell called the meeting to order at 11:07 AM at the Guardian Property Management Office.

Present via roll-call were: President Linda Maxwell, Vice President Phillip Smith by phone, Treasurer Douglas Saturnino by phone, Secretary Kourt Withey, Director Pam Medley by phone, Director Robert Mellow by phone, Director Donna Ruble and Community Association Manager Hank Michael Kumicich. No one was absent.

**Certification of a Quorum**

Michael Kumicich confirmed that a quorum of the board was present and the meeting continued.

**Proof of Due Notice of Meeting**

President Linda Maxwell and Director Donna Ruble confirmed that notice of the meeting was properly posted in accordance with Florida State Statute. No objections from the floor were noted and the meeting continued.

**Approval of Minutes**

The previous minutes of the April 27, 2017 Board of Directors Meeting were approved unanimously. Director Robert Mellow motioned to approve, Donna Ruble seconded, all in favor. Motion carried.

**Old Business**

1. Discussion of the pond sidewalk and cost associated to repair with either foam solutions or concrete. Will have Collier Concrete back to go over areas in need of repair. Donna Ruble made a motion for the repairs not to exceed $5000. Dollars, Kourt Withey seconded, all in favor, motion carried.
2. Lighting upgrades discussion: We have $12,000 left over from the first phase of our lighting upgrades. Doug Saturninoe made a motion for 5 more light poles not to exceed $25,000, Kourt Withey seconded, all in favor, motion carried.
3. Discussion of Tennis Court gate repairs. Doug Saturnino made a motion not to exceed $1,750 dollars, Donna Ruble seconded, all in favor, motion carried.
4. Discussion of (F) Building Tiki repairs. Finished
5. Discussion of Manhole Cover at (H) Building needs repairs and we will get quotes.

**New Business**

1. Discussion of Roof repairs and getting multiple quotes. Linda Maxwell made a motion to not exceed $40,000 for repairs, Pam Medley seconded, all in favor, motion carried.
2. Tree trimming discussion and get quote from Go Green Tree Trimming.
3. Discussion of the need for Phase and Surge protectors for elevators.
4. Discussion of perimeter sidewalks.
5. Discussion of the Budget Workshop. Talk of dates being 9-9-17 but would prefer 10-24-17.
6. Discussion of vacant BOD seats coming up. Linda Maxwell, Kourt Withey and Douglas Saturnino.
7. Phillip Smith made a motion to authorize that a letter be sent to all owners with our Budget to poll owners about interest to construct a new Tiki Hut on common ground. Kourt seconded, the board voted three approved and four denied. The motion did not pass.
8. Discussion to look into replacing two 4-yard garbage cans with two 6-yard garbage cans with sliding doors to make it easier for our more mature residents.
9. Discussion to look into replacing the rail road ties with a concrete retaining wall.
10. Discussion on work on Pest Control Company to get information on Termites.

**Adjournment**

With no further business for the board to discuss, Donna Ruble made a motion to adjourn the meeting, seconded by Linda Maxwell, all in favor, motion carried at 12:50 PM.

Submitted by Michael Kumicich, CAM

Guardian Property Management