

GWE BOD Meeting Minutes 10/21/22

1. Bill Himaras calls the meeting to order at 1203 pm.
2. Quorum Present- Bill Himaras, Robert Long, Donna Ruble, Deborah Molloy
3. Robert Long Motions to wave the reading of the previous Meeting Minutes, Deborah Molly 2nd Vote 4-0
4. Robert Long Treasurer Report was financials are looking good.
5. Remarks by all Board members on how things are starting to look better, and things are getting back to normal after Hurricane Ian.
6. Brett Bond Property Manager went over schedule for Sealcoating the parking lot, Elevator repairs, Palm tree trim date, Mulching the property, soffit damage repairs in the works, Exit lights and lighting on the 3rd floor repairs.
7. Bill Himaras spoke on how the property has been cleaned up and is starting to come back together slowly. Noted we need to be patient with vendors getting out due to the amount of damages caused across SW Florida and lack of personnel within these vendors.
8. Old Business
 - a. Sealcoat scheduled November 14th- 21st
 - b. G304 will be sent to the Fine Committee if the owner doesn't address the problems and get their tenet to repair screens and stop flying the drone.
 - c. Earthcare is currently working on getting out to address the irrigation. We are hopeful the cars did not break anything major during the storm.
 - d. The salt water that entered due to the surge from the Hurricane helped weed the lawn. Earthcare is going fix the ruts in the lawn and get it back in shape.
 - e. Palms to be trimmed November 3rd-5th.
 - f. Pool Furniture arrived and is being assembled Saturday.
 - g. Reboring was completed. Parts still on order for the light pole.
 - h. Board has copy of new rules they would like to implement. We will be cracking down on illegal rentals, owners and tenets that break rules, and pets.
 - i. Board has a copy of new rules. Will be attached with Meeting Minutes.
 - j. Still Pending
 - k. Awaiting estimates for lobbies.
 - l. Old furniture will be taken out and put to the curb the hurricane pile.
9. New Business
 - a. Donna Ruble Motions to Approve the camera's in the lobbies by Key Security, Deborah Molloy 2nd Vote 4-0
 - b. Donna Ruble Motions to Approve the FOB system for the pool gates by Key Security, Deborah Molloy 2nd Vote 4-0
 - c. New Pool sign going on order.
 - d. Pool Gate by office repairs pending.
 - e. Robert Long Motions to Approve the elevator repairs, Donna Ruble 2nd Vote 4-0
 - f. Soffit repairs pending awaiting estimates and Exit lights are currently being installed lighting for the walkway will be ordered, hopefully we can find the same style lights.
 - g. Control board on order per the Lake Dr's.

- h. Parking will be crazy the next couple weeks due to the sealcoating we will start enforcing parking once that is over.
 - i. We will require updated records for pets starting December.
 - j. Storage areas (A and B) will be cleaned out this coming week. If belongings are not in a storage unit we will be removing the items.
 - k. Bikes in the stairwells need to be moved owners will be sent to the Fine Committee if not removed.
 - l. Bikes that were on the bike racks were thrown away they were no good and no one claimed to be the owner.
 - m. Manager will get blank Proposed Budget to the Board for their input.
10. Next scheduled BOD Meeting November 11 12pm
11. Adjournment- 2:20 pm

Minutes taken by Property Manager and Honorary Secretary

Brett Bond