

**GULF WINDS EAST CONDOMINIUM ASSOCIATION
C/o RESORT MANAGEMENT
815 BALD EAGLE DRIVE, SUITE 201
MARCO ISLAND, FL 34145**

SPECIAL UNIT OWNERS' MEETING

Date: December 28, 2016

Time: 2:00 p.m.

Place: Resort Management
815 Bald Eagle Drive, Suite 201
Marco Island, FL 34145

Agenda:

1. Call to Order
2. Roll Call/Establish Quorum of Membership
3. Old Business
4. New Business
 - A. Vote to waive the CPA audit for the 2016 year-end
 - B. Vote on Carryover of any 2016 Operating Surplus
5. Adjournment

Gulf Winds East Condo Association

c/o Resort Management

Annual Meeting Minutes

February 11th, 2016 1:00 PM

Resort Management, Marco Island

Meeting Called to Order By: Phil Smith called the meeting to order at 1:03 pm.

Determination of Quorum: Board Members Barb Rewald, Phil Smith, Dennis Vanzile and Pat Fiore were present (quorum established). Also present was Andy D'Apolito and Matt Darling of Resort Management.

Disposal of Unapproved Minutes: A motion was made by Barb R. to approve the minutes of the February 13th, 2015 Annual meeting, Pat F. seconds the motion, all in favor. Motion passed.

Reports of Officers: Acting President Phil S. gave a report citing the improvements that have been made at GWE and some items still needing to be dealt with. He mentioned the re-attachment of the pump covers, the repair of some irrigation pumps and some old appliances being removed from the property, as some improvements. Some lingering issues are the trash outside the dumpsters and some further irrigation repairs. Phil S. talked about the new maintenance person and the possibility of forming a maintenance committee. He also thanked everyone for helping him during this transition. Barb R. reminded everyone to change their address with resort when moving to and from Florida. She also mentioned that there will be an inspection of lanai railings, screens and floor in the near future. Also leaking tubs and toilets in units that can affect the association water bills.

Reports of Committees: Linda Lohnes reported on the Friends of Gulf Winds East Social Committee. She reported that the committee has funds of approximately \$2487.00 in their account and the functions are well attended.

Unfinished Business: The cameras that were purchased to be installed on the buildings were returned to the place of purchase. The decision was made to buy wireless cameras due to the difficulty in running wire for the other type. Two existing cameras were relocated to other locations for better coverage. Some other unfinished business was discussed such as the Australian Pines to be taken down in April or May, The plants in front of Lake Mulligan done at the same time, the benches picked out and to be ordered from Peachtree, the umbrellas ordered by Barb R. and the GWE flag also from Peachtree.

New Business:

- a.) And election was held for three seats on the Board. The highest vote getters and new Board members are Doug Saturnino, Kourt Withey and Linda Maxwell.

Adjournment: Bud Long made a motion to adjourn the meeting at 2:14pm seconded by Dennis V., all in favor. Motion passed, meeting adjourned.