

Gulf Winds East Condo Association

C/o Resort Management

Board of Directors Meeting Minutes

April 4th, 2016 1:00 PM

Resort Management Marco Office

Meeting Called to Order By: Barb Rewald called the meeting to order at 1:10 pm.

Determination of Quorum: Board Members Kourt Withey, Barb Rewald, Phil Smith, Linda Maxwell, Dennis Vanzile and Doug Saturnino were present (quorum established 6/7). Also present was Andy D'Apolito of Resort Management.

Disposal of Unapproved Minutes: A motion was made by Phil S. to approve the minutes of the March 10th, 2016 Board of Directors meeting with change, Linda M. seconds the motion. All in favor, motion passed.

Officers' reports: Barb R., Pres re-enforced the issue of open communication between the board members and transparency to the community.

Phil S., VP discussed the upcoming installation of surge protectors to protect the large investment in irrigation pumps. He also commented about new rules for service dogs being established by the State of Florida to tighten up the rules. Phil also re-stated the need for short term leases to register.

Doug S., Treas. requested that the payment codes be looked at to be more detailed.

Unfinished Business:

- A.) Past due accounts were reviewed.
- B.) Gutters to be inspected this week.
- C.) Water shut offs when units were empty was discussed. Of course3 this is an owner's responsibility but the issue discussed was if and under what conditions can the board enter a unit to check.
- D.) Lanai screen repair was determined to be the unit owners' responsibility, but the railing needs to be researched.
- E.) River rock and carpeting on the lanai floor is not allowed.
- F.) Linda M. made a motion for a second letter to go out about the repair of unsightly front screen doors, Dennis V. seconded the motion. All in favor, motion passed.
- G.) Blacktop repair where the Australian Pines lifted it was approved to get estimates after the pines are removed. Linda M. made a motion to approve the repairs not to exceed \$ 10,000.00, Phil S. seconded the motion. All in favor, motion passed.
- H.) Rip rap around Lake Mulligan was discussed, estimate from Ropposcope to be obtained.

New Business:

- A.) Linda M. would like to establish some files to be on-site such as lease info, registrations and letters to owners. Linda M. made a motion to waive the requirement of background checks for previous renters at the discretion of the Board, Kourt W. seconded the motion. All in favor, motion passed.
- B.) Codes are needed for the small number of digital locks which have replaced the conventional locks, some have been obtained. It was suggested that the locks for the kitchen in bidg. B and the 3rd floor storage room be replaced with digital lock sets.
- C.) A tool log is to be established to track tools inventory.

Adjournment: Linda M. made a motion to adjourn the meeting at 2:36pm seconded by Dennis V., all in favor. Motion passed, meeting adjourned.