**Gulf Winds East**

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

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**BOARD OF DIRECTORS MEETING MINUTES Approved 02-20-18**

**January 9, 2018 1:00 PM**

**CALL TO ORDER**

President Linda Maxwell called the meeting to order at 1:01 PM at the Guardian Property Management Office.

Present via roll-call were: President Linda Maxwell by phone, Vice President Phillip Smith, Secretary Kourt Withey, Director Pam Medley, Director Robert Mello, Director Donna Ruble by phone and Community Association Manager Hank Michael Kumicich. Absent; Doug Saturnino

**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**

Vice President Phil Smith 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 December 6, 2017 Board of Directors Meeting were approved unanimously. Vice President Phil Smith motioned to approve, Director Kourt Withey seconded, all in favor. Motion carried.

**Old Business**

1. No Old Business

**New Business**

1. Discussion of replacement of old pool heaters. They are over 10 years old and Symbiont has the best warranty and the best system.

Donna Ruble motioned to have Symbiont replace the two heaters for the pool, price not to exceed $14,656 with the exception of electric and permitting, Phil Smith seconded, all in favor, motion carried.

1. Discussion on replacing electrical room doors. We will do more research and get multiple quotes and revisit this item at the next board meeting.
2. Discussion of the side walk repairs and where do we stand. Currently being completed by Collier Concrete and Paving.
3. Discussion of the pool gate locks and tennis court locks. Currently we are violating county ordinances with regards to out pool gate locks. Mike will get quotes and we will revisit this item at the next board meeting.
4. Discussion of fees and coupon books. Linda Maxwell told everyone that Guardian Property Management made mistakes and we have the wrong coupon books and late fees will be waived by Guardian.

Pam Medley motioned to have the soffit lighting replaced with can lighting, Kourt Withey seconded pending acceptance of approved proposals. All in favor with the exception of Donna Ruble, motion carried.

1. Any additional items with regards to Hurricane IRMA:

Casa Grande quote for lighting.

Dog house repairs

Irrigation repairs

Donna Rule motioned to have Vision Lawn Care be our new landscaping company, there was no second from the floor and the motion was dropped.

**Adjournment**

With no further business for the board to discuss, Linda Maxwell made a motion to adjourn the meeting, seconded by Phil Smith, all in favor, motion carried at 2:48 PM.

Submitted by Michael Kumicich, CAM

Guardian Property Management