

Gulf Winds East

C/O Guardian Property Management Co.

6704 Lone Oak Blvd. Naples, FL 34109

P-(239)514-7432/F-(239)5147-7759

www.guardianpropertymanagement.net

BOARD OF DIRECTORS MEETING MINUTES-Approved 02-27-2020

Wednesday February 5, 2020 9:00 AM

CALL TO ORDER

President Al Duffy called the meeting to order at 9:01 AM outside Building B at Gulf Winds East.

Present via rollcall were: President Al Duffy, Vice President Phillip Smith, Secretary Kourt Withey, Director Tina Plantz, Treasure Robert Long, Director Bill Himaras by phone, Director Roger Clouse and Community Association Manager Michael Kumicich.

Absent: None

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

Director Roger Clouse confirmed that notice of the meeting was properly posted in accordance with Florida State Statutes. No objections from the floor were noted and the meeting continued.

Previous Meeting Minutes

The previous minutes of the January 8, 2020 Board of Directors Meeting were approved unanimously. Director Roger Clouse motioned to approve, secretary Kourt Withey seconded, all in favor, motion carried

Financial Update

Cristie from Guardian Property Management gave a year-end Financial Report. We are in great shape and actually have access funds which must be spent per Federal Regulations.

Old Business

Lift Station Generator: We already have 1 quote on this and are continuing to gather more information. Bill Himaras motioned to table this, Robert Long seconded, all in favor, motion carried.

Windows and Water Valves: We have met with our attorney and will be requesting that all owners replace their old windows and main water shut off valves. A letter from our attorney will be sent to all owners.

Camera System: Al Duffy motioned to table this, Phil Smith seconded, all in favor, motion carried.

Doc Change Committee: Al Duffy motioned to suspend the committee due to too many Board Member Spouses being the only people on the committee. We will get a new committee at the Annual Meeting coming up February 19, 2020, Kourt Withey seconded, Motion passed by a vote of 4 to 2 with Robert Long and Phil Smith voting no.

Maintenance Garage Door: Roger motioned to get the garage door replaced and to not exceed \$1000.00, Phil Smith seconded, all in favor, motion carried.

Annual Meeting: Make new sign up sheets for committees.

Quick Disconnect Boxes for roof A/C systems: The Board of Directors has replaced or repaired all of the quick disconnect boxes that were missing covers on all buildings. Please make sure you're A/C vendor is watching not only your A/C System but also the quick disconnect boxes as well.

New Business

Vision Turf Care Removal of Ficus and replace with Calusa: Robert Long motioned to get the ficus by G & F buildings removed and replaced with 10-gallon Calusa. Also, remove all ficus by A & H Buildings not to exceed \$25,000, Roger Clause seconded, all in favor, motion carried.

Southern Cross Tikis: Al Duffy has removed this from the floor due to the complaints from owners.

Quick Disconnect Boxes for the A/C systems on all roofs: There are a lot of A/C electrical Boxes on the roofs without covers. Property Manager Mike will work on this and get it resolved. Property Manager will also get a lock box for a roof key for emergency roof access for A/C companies to have access to the roofs.

Front Screen Doors: The association will replace approximately 10 front screen doors that were damaged by Hurricane IRMA.

Rope Lighting around Pool Deck: Al Duffy motioned to spend up to \$400.00 for rope lighting to be used by the pool to keep people out of our pool at night, Phil Smith seconded, all in favor, motion carried.

Addition to Pool House Office: We are discussing adding on to our pool house/office. This would also give residents a place to go to for parties and could even become a Hurrican Shelter for our residents.

Roger Clause motioned to give Mike the Property Manager the ability to spend up to \$10,000 for engineering and Architecture Drawings to see if it's feasible to add an addition, Robert long seconded, all in favor, motion carried.

New Lighting Covers: Property Manager Mike will call FPL and Lighting Contractor to get the fogged light covers replaced.

Tina Plantz and Property Manager Mike will work on this.

Battery's for Elevators: Property Manager Mike will get replacement batteries.

All Owners: Please remember our problems with Leaking Toilets, Leaking Hot Water Heaters, Leaking Showers, and Leaking Baths and out dated Ball Valves for our water shut offs. We have way too many leaks and spend a large amount of money fixing drywall due to the lack of Homeowners doing their maintenance. PLEASE UPDATE YOUR CONDOMINIUMS

New Form: We have added a Work Order/Complaint Form to our web site at gweinc.net

PLEASE REMEMBER TO USE OUR WEBSITE FOR ALL INFORMATION NEEDED. Gweinc.net

Adjournment

With no further business for the board to discuss, Al Duffy made a motion to adjourn the meeting, seconded by Robert Long, all in favor, motion carried at 11:39 A.M.

Submitted by Michael Kumicich, CAM

Guardian Property Management