

Gardens of Gulf Cove POA

Approved Minutes

January 11, 2018 5:30 PM

Clubhouse - 6464 Coniston Street - Port Charlotte, FL 33981

Call to order: 5:30 p.m.

Roll Call: Establish Quorum Present: Tom Sullivan, Jack Arlinghaus, Ray Forshee, Helen Raimbeau, Reed Ell, Jim Newkirk, Sandy Weaver, Marty Vanderbilt. Absent: Herman Dahl

Reading and Disposing of Minutes from Previous Meeting: Approved Voted unanimous

Pass out proposed fining folders to the directors for review

Corporation Reports:

President

Vice President

Secretary

Treasurer

Manager

Member Input on Agenda Items

Old Business:

Consideration of Resolution of the Board Dated February 16, 2017, rescinding entire rule: Motion

Reed Ell 2nd Jack Arlinghaus Voted unanimous

Consideration of owners making modifications to the common elements, specifically Longwood and Overton: Voted unanimous that all owners return common elements to as built by the builder by June 30, 2018. Tom Sullivan president stated the Association would provide assistance if necessary.

Report of Parking Committee Chairperson, Sandy Weaver, present new rule for parking on common elements to the Board: Motion Jim Newkirk 2nd Helen Raimbeau voted unanimous

MSBU Status - sidewalks, drainage and drainage repairs

Collections - Arrearages

Compliance – Status of Previous Fines and Compliance Issues

Legal – Follow up on current legal pursuits

New Business:

Consideration of Parking Rule as presented or modified, effective date for enforcement

Reserves Presentation and Consideration

Discussion on Golf Cart use in the subdivision: Consideration of rule restricting use issue tabled

Certificate of Approval for Recording in the Official Records of Charlotte County for driveway at 6297 Lori

Guest Speaker at the Annual Meeting: Tom Sullivan will arrange for guest speaker

Assign the Committee Chairperson for the annual meeting ballot tally: Tom Norris

Participation in the Big Red Bus Blood Drive: Motion Jim Newkirk 2nd Reed Ell Voted unanimous

Set Date and Time for the Next Meeting: February 22, 2018

Adjourn Meeting: 6:59 p.m.

Open Forum

See attached Exhibit 1: Resolution of the Board on Bulkheads, Docks and Decks

See attached Exhibit 2: Addendum to the Board of Directors Meeting Minutes of January 11th, 2018

See attached Exhibit 3: Rules for Parking on the Common Elements

Gardens of Gulf Cove Property Owners Association, Inc.

~ A Deed Restricted Community ~

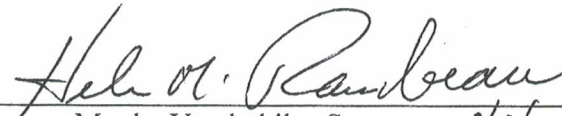


Resolution of the Board

At a properly posted meeting held on February 16, 2017 at 6:30 PM, where more than a quorum of the Board of Directors was present, the Board of Directors voted to in the affirmative the following resolutions:

- 1) Bulkheads (a retaining wall along a waterfront) have been determined to be a benefit to all the Owners in the Association. Therefore, a proposal by an Owner(s) to build a bulkhead on an Association's pond may be submitted to the Board for their approval or rejection. The property owner(s), in cooperation with the Association Manager and President, shall prepare the proposal before submission to the Board.
- 2) Docks (a structure extending out from the shore into a body of water) built by an Owner(s) are not allowed on the Association's Common Property.
- 3) Decks (a floored structure) built by an Owner(s) are not allowed on the Association's Common Property.

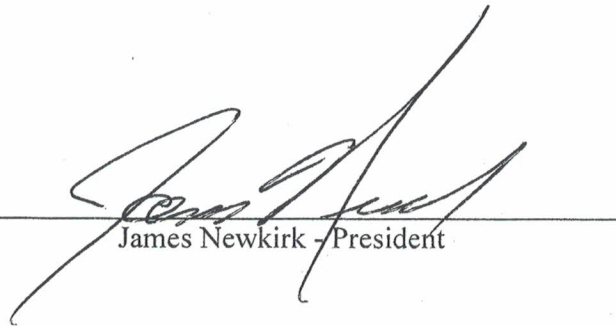
Attested to by:



Martha Vanderbilt - Secretary

Helene M. Rambau acting

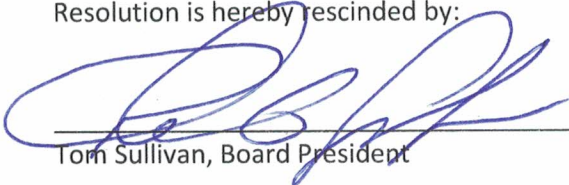
Attested to by:



James Newkirk - President

At a properly posted and called meeting, given two weeks' notice for rule promulgation, the board of directors hereby rescind, in its entirety, the above resolution of the board considered on February 16, 2017.

Resolution is hereby rescinded by:



Tom Sullivan, Board President

2/2/18
Date



Martha Vanderbilt, Board Secretary

2-12-18
Date

**The Board of Directors
Gardens of Gulf Cove POA**
6464 Coniston Street
Port Charlotte, FL 33981

Addendum to the Board of Directors Meeting Minutes of January 11th 2018.

At a properly posted and called meeting of the board of directors on January 11th 2018, which a quorum of the board was present, the Board voted unanimously to rescind in its entirety the Resolution of the Board. The tenets of the resolution called for the board approving certain modification to the common property. The Board of Directors is not given authority to make or authorize modifications to the common properties by law or declaration. The right to modify the common elements is reserved to a majority of owners voting in person or by limited proxy at a properly posted meeting of the members where a quorum is present.

This document is incorporated in the minutes.

By;



Tom Sullivan, Board President

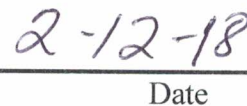


Date

Attest;



Martha Vanderbilt, Board Secretary



Date

Exhibit 2

Rules for Parking on the Common Elements

The common elements as defined in the declaration of covenants and restrictions as all properties in the Gardens of Gulf Cove sub-division not platted or owned by an individual property owner. It includes streets and sidewalks, the grassy strip between the sidewalk and road gutter, all areas around the lakes, all drainage easements and right of ways, the parking lots and land adjacent to them at the clubhouse and rec center and any other property owned by the association.

There is no parking on the common elements except licensed private passenger vehicles (including pick-up trucks) with seating for up to 9 passengers may park as follows;

1. The driveways at the clubhouse and rec center during normal business hours, an event or if permission is granted by the association for specific circumstances.
2. The grassy strip that directly abuts an owner's property between the sidewalk and the road gutter if the vehicle fits fully on the grassy strip. Parking on this strip should not block the view of vehicles approaching intersections and in no case, be parked closer than 20 feet or counter to the flow of traffic.
3. Parking enforcement will be relaxed on Christmas Eve and Day, New Year's Eve and Day, Thanksgiving Day, Fourth of July. Parking will be allowed on certain common elements or for special events at a private residence with prior approval from the office.
4. Consideration will be given to service or utility vehicles while services are being performed to your home. The vehicle should have emergency flashers going or orange safety cones placed StreetSide at the front and rear of the vehicle and not parked closer than 20 feet from the intersection.

Submitted for Approval By;

Sandy Weaver, for the Committee