

**GASPARILLA CONDOMINIUM ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTOR'S MEETING**  
**February 13, 2010**

**CALL TO ORDER:** President, Tom Voss, called the meeting to order at 1:00 pm, at the Gasparilla Cabana, 160 Jose Gaspar Drive, Englewood, Florida, the location specified in the meeting notice.

**CONFIRMATION OF PROPER MEETING NOTICE:** Joyce Kelbaugh confirmed that the appropriate notice had been posted in accordance with the Association's documents.

**DETERMINATION OF A QUORUM:** A quorum of the Board was established with four (4) directors in attendance: Tom Voss, President; Pat Hoyt, Vice President; Dave Hubbard, Treasurer; and Joyce Kelbaugh; Secretary.

**OPEN DISCUSSION FOR ITEMS NOT ON AGENDA:** Donna Freeman brought up the question of using heaters of some sort at the cabana. After some discussion, the matter was not acted upon.

**APPROVAL OF MINUTES FROM THE JANUARY 9, 2010 BOARD MEETING, and ANNUAL and BOARD ORGANIZATIONAL MEETINGS FOR JAN, 26, 2010.** Motion by Dave Hubbard seconded by Joyce Kelbaugh to approve the minutes for the Jan. 9<sup>th</sup>, 2010 Board Meeting, and Annual and Board Organizational Meetings for Jan. 26<sup>th</sup> 2010. The vote being unanimous. motion passed.

**FINANCIAL:** Dave reported:

- A net income for January of \$800;
- \$79,000 in the operating accounts with 80% used for insurance which was due Feb. 5<sup>th</sup>;
- One CD is coming due in March;
- \$306,000 in reserves with \$37,000 in cash at ING bank.

Dave noted that there are 26 owners still using coupon books. Though these people have not received them but as of this past Friday everything should be okay and will be in the mail. He suggested that those still using coupon books consider using the automatic payment.

**MANAGER'S REPORT:** Kathy was attending an all-day workshop - no report.

**COMMITTEE REPORTS:**

**A. Landscape:** They are waiting for new trees but cannot do anything until the weather improves.

**B. Dock:** Paul Boudria reported:

- a. The Dock Committee met on Jan, 26<sup>th</sup> and discussed trimming back the mangroves on both ends of the dock. Tom said he would contact the landscaper and have that done.
- b. A new sign for the dock rules was discussed. Tom said it had been taken care of and he and Donald Kelbaugh have installed them.

**C. Buildings and Grounds:** No report

**D. Social:** Phyllis Guida thanked Carol and Jim McMahan and Donna for removing the Christmas decorations. She also noted the following highlights:

- a. Ladies luncheon and shopping on Jan. 15<sup>th</sup> at St. Aumands circle enjoyed by 19. Celebrated Betty McCallum's birthday as well.
- b. Brunch at Pelican Point on Jan. 17<sup>th</sup> was attended by 44, hosted by Elissa Sullivan. Phyllis Payne wond the bouquet of flowers.
- c. Pot luck supper on the 29<sup>th</sup> was fabulous.
- d. A big "thank you" to Fred Weber for cleaning the mildew off the wind screens.

- E. Cabana:** Pat Hubbard reported that Gayle Giel retired from cleaning and someone is needed to replace her. Pat and Gloria Swanson interviewed two people for this job; one does not have Worker's Comp and could not be hired. They interviewed Colleen and Shirley from Colleen's Cleaning Company and recommended her for the job. They will clean the cabana, restrooms, and lounges for \$200 per month and will bring their own supplies.
- F. Gasparilla Fund:** Sue Boyd reported that since the committee began in 2003 they have received a total of \$4,562.30 in donations for memorials and honorariums. When they began the original Memorial Fund had a balance of \$1,159.28. They have funded a total of \$4,311.88 to beautify the community and leave a total of \$1,409.70. Betty Haynes explained that part of the mission for the Gasparilla Fund is to receive donations and notify the families that a gift was made. At their meeting on Jan. 19, 2010 with one exception, all committee members were present and unanimously agreed that having served for many years, with regret, they no longer wish to serve on this committee. Those present requested that the balance of the funds be designated to honor previous commitments a) \$100 per year allocated to the Landscape Committee and b) continue to fund fertilizer for the remaining citrus trees. As no one has signed up for this committee a discussion followed as to the dissolution of the committee. Those present suggested that we try again to generate interest and put up another signup sheet. Joyce will do so. Carol Leavitt said that the Gasparilla Fund committee had been interested in planting some citrus trees. Landscape said that at this time they have been advised not to do it.
- G. Irrigation:** Fred Weber reported that the present irrigation system is old and at least 3 years ago the Board wanted to put in a new system. A committee was formed to look into it; they found that watering was inconsistent in some areas and after much consideration it was decided to upgrade and refurbish the system. The committee is recommending accepting the proposal from Arrow Environmental Services. Reports attached.
- H: Rules & Regulations:** Tom Voss reporting for Ron Hook. The committee met and decided that the majority in attendance were happy with the ways things are and not to make any changes in the Rules and Regulations at this time. Carol Leavitt pointed out that many renters do not have access to the Rules. Tom said that it is the responsibility of the owner to provide that information and in fact, renters sign in the rental agreement that they have read them. Joyce said that we will be printing 8 replacement pages for the Rules and Regs booklet and are considering printing some extra copies of the entire document. She also pointed out that the entire Rules booklet is up on the GCA website. [josegaspar.org](http://josegaspar.org)

**OLD BUSINESS:**

- A. Irrigation:** Three bids were sent out. No one wants to replace the main water carrying lines. Bill Leavitt stated that Arrow Environmental Services did the most extensive research that anyone has done in years. Stahlman-England did not want the job after looking it over. Pat Clark did not return a bid. Arrow provided references. Fred Weber called the commercial places in Bradenton. Bill was looking for a situation similar to our water supply. The committee went to Boca Grande where they are using the city water supply. Their system had been upgraded and all contacted were happy with Arrow's service, they said they were very responsive. Bill feels that filters are high maintenance but we have no alternatives with our situation and water source. After much discussion it was felt that we should go with Arrow; they will be asked to meet with Landscape. There is a one year warranty on labor and a two year warranty on the clocks. A motion was made by Dave Hubbard and seconded by Joyce Kelbaugh to accept the Arrow proposal as written with the vote being unanimous. Motion passed. Tom will ask Kathy to send a letter to Pat Clark ending his services.

A motion was made by Dave Hubbard and seconded by Pat Hoyt to accept the maintenance proposal from Arrow for a monthly fee of \$400 with a beginning date to be determined.

**B. Reserve study:** Waiting for the report.

**NEW BUSINESS:**

**A. Committees approval:** Motion made by Pat Hoyt, seconded by Dave Hubbard to accept the committees as posted. The vote being unanimous, motion passed.

**B. Approval – Unit transfer:** Motion made by Joyce Kelbaugh, seconded by Pat Hoyt to approve the transfer of unit 147 from McClure and Sass to George & Leslie Sass. The vote being unanimous, motion passed.

**C. Insurance renewal:** As reported by Dave Hubbard we have a new policy for Worker's Compensation for \$500 and an increase in Fidelity Bond, as per Florida statutes, for \$1,000. The package policy went up 6% (that includes Worker's Comp. And Fidelity Bond). The flood insurance went up 26% due to increased values and increased premiums. Dave tried to get Law and Ordinance coverage and is still looking into it.

**D. Cabana Cleaning Service:** Motion to approve Colleen's Cleaning Company as recommended by the Cabana Committee for \$200 per month was made by Tom Voss and seconded by Pat Hoyt. The vote being unanimous, motion passed.

**E. Other:** A request was made by the Social Committee for \$100. A motion to approve the request to give Social \$100 was made by Dave Hubbard and seconded by Joyce Kelbaugh. The vote being unanimous, motion passed.

**Reminders:**

February 17<sup>th</sup> - Ladies Luncheon at Beyond the Sea;

February 19<sup>th</sup> – cocktails at unit 132, Judy and Al Moenck;

February 20<sup>th</sup> auction – bring your items to the cabana on Friday, the 19<sup>th</sup>;

Friday 24<sup>th</sup> – wings;

February 26<sup>th</sup> - pot luck.

Dick Haynes thanked the Board for their efforts.

**ADJOURNMENT:** There being no further business to properly come before the Board at this meeting, a motion was made by Tom Voss and seconded by Pat Hoyt to adjourn the meeting. All yes by voice vote. Meeting adjourned at 2:31 pm.

Respectfully submitted,

Joyce Kelbaugh, Secretary