

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

CALL TO ORDER: President, Tom Voss, called the meeting to order at 10:03 a.m., 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. Kathy Waterhouse of Antares Group was also in attendance.

OPEN DISCUSSION FOR ITEMS NOT ON AGENDA:

- A question was asked about when the gutters would be cleaned. Board will notify Bushwacker.
- Bill Leavitt advised that the auto fill for the pool was not working – Aqua Doc was notified.
- Bill also advised that 12 bags of cans were collected for a total of \$12.00

APPROVAL OF MINUTES FROM THE February 13th BOARD MEETING. Motion by Joyce Kelbaugh, seconded by Pat Hoyt to approve the minutes for the February 13th, 2010 Board Meeting. The vote was unanimous. Motion passed.

FINANCIAL: There was no financial report as the management company had not yet provided the financials to the treasurer for the month. Dave reminded everyone about using the Auto Debit system. He has forms if anyone is interested.

MANAGER'S REPORT: Kathy updated everyone on the seminar she attended last month. Some of the highlights were:

- The importance of following the documents and state law to prevent problems in collecting amounts due.
- Construction Lien Law – potential warning signs of a bad contract:
 - 1 page contracts
 - No start or finish date
 - Form contract – no company logo or letterhead
 - Large upfront payments.
- Documents must specify reasons why a sale application can be denied – criminal records, etc.
- Review of upcoming legislation if signed into law:
 - Changes in the financial reporting requirements
 - Board members would no longer be automatically re-appointed when no one wants to run for the board.
 - Associations can not deny access to utility services if delinquent.

Motion to reinstate collection policy effective March 1, 2010 was made by Dave Hubbard, seconded by Pat Hoyt with the vote being unanimous. Motion passed

COMMITTEE REPORTS:

A. Landscape: Rae Voss reported that there will be no landscape changes till we know what survived. The landscape Committee will also absorb balance of the Gasparilla Fund.

B. Dock: No Report

C. Buildings and Grounds: Don Kelbaugh reported the following:

- A number of projects have been completed.

- Linda Hughes is still working with the committee.
- Please write down maintenance items on the clip board in the Cabana.
- If you notice street lights being out please note this on the clip board.

D. Social: Phyllis Guida gave the following report:

- Feb 1st Book Club was hosted by Pat Hoyt and Ruth Clark. The Grapes of Wrath with Henry Fonda was enjoyed by all.
- Books for March and April are – “The Guernsey Literary and Potato Peel Pie Society” and “The Help”.
- Valentine breakfast was held at Olde World Restaurant. Marcia and Pat were thanked for making the arrangements and for the special treats.
- Ladies Luncheon was held on Wednesday, the 17th at Beyond the Sea restaurant. Pat and Marcia were once again thanked for the nice treats.
- Auction on February 20th went well and would like to thank all cooks, bakers and those who donated their time and for all the wonderful food. Orville and Warren were thanked for cooking and selling hot dogs – they were delicious as always.
- Gwen and Ann were thanked for selling 50/50 and Doug for managing the paddles and bids. Jan, Bobbie, Margaret Ann, Gwen, Ann and Donna for preparing the items to sell – you work wonders.
- Tom Voss was thanked for his first year as auctioneer. There will not be a auction next year.
- St. Pats party will be on Thursday the 18th if it should rain. We will have 50/50 so bring money.
- A tea is planned for March 25th along with an Easter Pot Luck.

E. Cabana: Pat Hubbard reported Colleen's Cleaning Service has started and works on Sundays. She also requested sign ups for cocktail parties.

F. Gasparilla Fund: Joyce Kelbaugh noted that the Gasparilla Fund will now be a sub-committee to the Landscape committee. Motion to make the Gasparilla Fund a sub-committee of the Landscape Committee was made by Pat Hoyt, seconded by Tom Voss with the vote being unanimous. Motion passed.

OLD BUSINESS:

A: Irrigation: Tom advised that Arrow has completed their work on the irrigation system. Ok to pay the balance of the invoice.

B: Reserve Study: Dave Hubbard advised everyone the reserve study has been completed and the board is in the process of reviewing. It looks like the reserves are in good shape. Dave did note that the Insurance deductible was not part of the reserve study and he recommended using the interest to continue to fund the insurance deductible. Dave also requested the Reserve Study be paid out of retained earning. Motion to pay the reserve study from retained earnings was made by Dave Hubbard, seconded by Joyce Kelbaugh with the vote being unanimous.

NEW BUSINESS:

A. Approve Rentals: Joyce reported the following rental applications:

- Unit 127 – rental to Moore 1/1/10 to 4/10/10
- Unit 104 – rental to Caito 3/13/10 to 4/13/10 – this application was incomplete.

Motion to approve applications, with the exception of unit # 104 pending completion of that application, was made by Pat Hoyt, seconded by Tom Voss with the vote being unanimous. Motion passed.

- B. Approval – Unit sale:** Motion made by Joyce Kelbaugh, seconded by Pat Hoyt to approve the sale of unit 121 from Boudria to George Nicholson. The vote being unanimous, motion passed. A dock application was also submitted – this will be referred to the Dock Committee.

- C. Changes in rental/sales application:** Joyce reviewed the changes to these applications and asked for approval. Motion to approve the changes was made by Dave Hubbard, seconded by Tom Voss with the vote being unanimous. Motion passed. Joyce also reported that the Rules and Regulations were being undated and will be provided to the owners with a cover letter. These will be hand delivered or mailed. Anyone who wants additional copies of the Rules and Regulations can purchase one for \$5.00. These are also available on the website. She also reminded everyone that a pick-up truck notification was completed and forwarded to the board.

- D. Meeting with State Wide Insurance:** Everyone was advised that the Board will be meeting with the Association's insurance agent on Wednesday, March 17 at 11:00 a.m.

- E. Other:** None

- F. Correspondence:** None

- G. Questions and Answers:** A question was asked about what can be done when renters violate the documents. Kathy advised that the procedure would be to notify the owners .

ADJOURNMENT: There being no further business to properly come before the Board at this meeting, a motion was made and seconded to adjourn the meeting. The meeting adjourned at 10:55 a.m.

Respectfully submitted,

Joyce Kelbaugh, Secretary

JK/kaw