

GASPARILLA CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTOR'S MEETING
April 10, 2010

CALL TO ORDER: President, Tom Voss, called the meeting to order at 10:03 am, 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 five (5) directors in attendance: Tom Voss, President; Pat Hoyt, Vice President; Dave Hubbard, Treasurer; Joyce Kelbaugh; Secretary, and Ron Hook.

OPEN DISCUSSION FOR ITEMS NOT ON AGENDA: Donna Freeman suggested that we have someone check all the downspouts to make sure they are clean. Tom will talk to Bushwacker about this.

APPROVAL OF MINUTES FROM THE March 13th, 2010 BOARD MEETING. Motion by Pat Hoyt, seconded by Ron Hook to approve the minutes for the March 13th 2010 Board Meeting. The vote being unanimous. motion passed.

FINANCIAL: Dave said that there is no prepared financial report as the Management Company has not made the entries he requested they make and changed accounts on other entries he provided.

- A CD at Regional Bank which was drawing 4¹/₄% interest came due. After consideration it was left at Regions for 242 days at 1.01% interest.
- Auction report - \$666 was brought in by the auction with an additional \$75 from food, bringing the total income from the auction at \$741.

Dave asked the Board to move to close out the December 31, 2009 balances in the Pre-paid Insurance and Accrued Income Tax accounts to Retained Earnings. This is based on Kathy's comments at the February meeting when she stated that because of the size of our Budget, we will only be required to submit to the owners an annual report of Income and Expenses for the year. Motion to do so was made by Tom Voss, seconded by Pat Hoyt. The vote being unanimous, motion passed.

MANAGER'S REPORT: Kathy was unable to attend therefore there was no report.

COMMITTEE REPORTS:

A. Landscape: Pat Yovaish reported:

- a. Landscape will walk the property with Bushwacker on Monday to assess the cold damage and plan a course of action.
- b. Residents are asked to curb pruning or tearing out damaged shrubbery as it is still too soon in many cases to know exactly what has been lost.
- c. Bushwacker will be consulted about the large olive tree by the lift station to see if pruning is recommended as parts of the tree look healthy.

The committee has taken up the responsibility of the Gasparilla Fund and in an effort to streamline the process they ask that with the permission of the Board, all donations be sent to Antares, to the attention of Kathy Waterhouse. Phyllis Payne has volunteered to take care of the correspondence. A motion was made by Joyce Kelbaugh, seconded by Ron Hook, to have all Gasparilla Fund donations go to Antares, care of Kathy Waterhouse. The vote being unanimous. motion passed.

- d. All residents are asked to please put away all planters and remove any annuals that they have planted before they leave for the summer. Also remove any tomato plants as they draw rodents.

B. Dock: No dock report:

C. Buildings and Grounds: Donald Kelbaugh reported:

a. John Napolitano located someone who will come in with his own equipment to dig a trench to help with the flooding problem. Tom Voss explained that there is an insurance problem and we must hire a licensed and insured person to do this because of liability. He will talk to Bushwacker to see if this is something they can do. Any outside contractor must be licensed and insured.

D. Social: Phyllis Guida noted the following highlights:

- a. The March 10th Ladies Luncheon was well attended by 21 at Boca Royale
- b. March 17th St. Patrick's Day party was big success. Special thank you to Fred and Marcia Weber for the delicious corned beef, and to Jim McMahon and his musical group for the Irish songs.
- c. March 25th the Easter Bonnet Tea was lots of fun for the 13 women who participated.
- d. March 26th Pot luck supper was attended by 20 people with Jim McMahon providing the entertainment with songs he wrote.
- e. March 29th Book Club was at Betty McCallum's with the book "The Help" discussed.
- f. April 4th was the Easter Pot Luck was fabulous as was the weather. Food was outstanding.
- g. April 14th will be the last Ladies Luncheon for this season and will be held at La Stanza.
- h. If anyone would like to go on a cruise check the bulletin board at the cabana.
- i. A letter of resignation from the Social Committee was submitted by Donna Freeman and Phyllis Guida. There is \$383 remaining in the Social fund which they requested remain for future use. Volunteers are greatly needed to work on Social next year.

E. Cabana: Pat Hubbard reported that Colleen and Shirley will continue to do the cabana cleaning this summer. Bruno will be asked to take out the garbage. Pat said a new grill cover is needed. Bill & Carol Leavitt will take care of this. Bill also asked people to continue to save cans over the summer.

OLD BUSINESS:

A. Reserve Study: Dave Hubbard reported that following a meeting to discuss the report questions came up. With this in mind Dave contacted the person who made the report and he will come here for a meeting in November.

A group will look at the condition of the enclosures; Tom will ask a fence company for an estimate to either repair or replace the boards.

There is a question about the condition of the roads and the age of the roads should be 28 and not 18.

B. Meeting with Statewide Insurance representative, Dan Danaher. Dave said that we had looked into getting Ordinance and Law coverage as right now, in the event of a major storm, our insurance will cover only the buildings as built in the mid-80s. Not only is it difficult to find a carrier to write it, Ordinance and Law coverage is also extremely expensive, costing between \$60,000 to \$90,000.

On the issue of coverage of volunteers Dan wrote, "The issue of coverage of volunteers using equipment such as ditch diggers, electric saws and such. According to one of our liability underwriters unless there was a specific endorsement or inclusion for issues related to construction, any claims arising from this activity would not be covered." It was suggested that we ask Kathy to ask Dan if a volunteer signed a release would that be accepted.

NEW BUSINESS:

A. Approval – Rentals and sales:

- a. Sales: Unit 103 Lambert to Shannon, Unit 137 Swanson to Winchester. Motion made by Joyce Kelbaugh, seconded by Pat Hoyt to approve the sale of those units. The vote being unanimous, motion passed.

- b. Rentals: Unit 158 Straw to Logan 1/10/10-4/10/10; unit 138 James to Maxwell 2/1/11-4/30/11; motion made by Joyce Kelbaugh, seconded by Pat Hoyt to approve the rental of those units. The vote being unanimous, motion passed. Unit 134 Kraus to Daniel, motion to approve rental of unit 134 pending completion of application regarding duration of rental made by Pat Hoyt, seconded by Ron Hook. The vote being unanimous, motion passed. Unit 132 Stewart to Seidel 2/1/11-date unclear. Joyce requested that approval be postponed until receipt of vehicle and dog information. The date must also be made clear. A letter was sent by Kathy to the owner regarding complaints this year at the end of their stay about the dog barking and the dog's weight as well as the vehicle they came in with. This letter most likely crossed in the mail with the rental application. Motion to postpone approval pending receipt of vehicle and dog information was made by Tom Voss, seconded by Pat Hoyt. The vote being unanimous, motion passed.

B. Other:

- a. Rentals: Dave noted that concern was voiced about the number of rentals. There are 49 seasonal and 10 full time owners. 14 units are being rented which is 24%. Of those 14 units at least 6 of the owners come down from time to time. There are no full time rentals. Pat Hoyt noted at often renters become owners.
- b. Participation: Concern was voiced about the lack of participation in committees. After much discussion a Welcome Committee was formed by Jim McMahon, Suzanne Cook, Betty Haynes, Ann Farrelly, Pat Hubbard, and Elissa Sullivan. They will look into encouraging participation.
- c. Mike Daniel, renting unit 134 expressed how pleased he and his wife were at their welcome.
- d. Joyce reminded folks to leave access to the filing cabinet in the storage closet.

- C. Correspondence:** Tom read a letter from Bill Leavitt regarding his concerns about the pump. Tom met with Pam from Arrow on Friday and noted that a technician had come out and turned on the switch. There will be a new controller. Arrow will clean fountain filters as needed. Joyce read Dave Hubbard's letter of resignation from the Board, effective April 15th. The Board is very sorry to see Dave leave as treasurer; he has done yeoman's work during his tenure. Dave was given a standing ovation in appreciation for his work on the Board. Conflicts with the financial reporting system at Antares is the reason for Dave's resignation. Letter attached. Tom noted that Antares will continue to be our management company; Kathy has been very professional and responsive to our needs.

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 11:09 am.

Respectfully submitted,

Joyce Kelbaugh, Secretary