

GULFSIDE VILLAS
BOARD OF DIRECTORS MEETING
April 1, 2010

Meeting was called to order at 11:05 am on Thursday, April 1, 2010 , by David Carruth, Vice President. Other Board Members present: Ann Torsney and Janice Goot. Quorum is established.

Motion by Ann Torsney, second by David Carruth, to approve the minutes of the last meeting. All were in favor.

The Board reviewed the Balance Sheet as prepared by Rick Commons, CPA.

Old business was discussed as follows:

a) Ann Torsney and Nancy Harbaruk will continue to review and establish a list of condo rules to be displayed in all condos that are rented. Janice provided to Ann a partial list of rules as an aid.

b) Motion by Ann Torsney, second by David Carruth, to hire C&M Enterprises as the new project manager replacing Minute Men effective May 1, 2010. All were in favor. Rick Commons, CPA, will continue as the accountant.

c) Ann Torsney will hire a handy man to repair a hole in the building at unit 4 and repair missing mortar in the concrete block in various places.

d) Motion by Ann Torsney, second by David Carruth, to hire a survey for \$600 to enable the Board to continue with the fencing project.

e) The tree on the north side of the complex that is hitting building 2 was removed by the neighbor.

f) The new management company will remove the scrubs on the north side of the main entry to help with visibility when pulling out of the driveway.

g) Ann Torsney is in the process of getting quotes to refurbish the pool area.

h) Derrell Curry has agreed to try to find someone to replace all the existing screws and bolts on the railings with non rusting fasteners.

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New business was discussed as follows:

- a) Motion by Ann Torsney, second by David Carruth, to transfer \$17,700 from the Contingency Reserve Account to pay for the insurance bill due on April 26, 2010.
- b) It was reported that there are still leaks in building 1. An assessment will be made as to when and how the roofs in building 1 & 2 will be replaced.
- c) The new owner of unit 9 is Danny Perez who will be a full time resident of the condo. His contact information is to be provided to Rick Commons.

Motion by Ann Torsney, second by David Carruth, to adjourn. All were in favor.

Meeting was adjourned at 11:55 a.m..

Respectfully submitted,

Janice Goot, Secretary.

Approved for the Association *Dennis M. Peters* Date _____

Minutes are not official until approved.

GULFSIDE VILLAS CONDOMINIUM ASSOCIATION
NOTICE OF BOARD OF DIRECTORS MEETING

Notice is hereby provided that a Meeting of the Board of Directors of Gulfside Villas Condominium Association will be held as follows:

DATE: April 1, 2010

TIME: 11 AM

PLACE: Beach Deck - 700 Gulf Blvd. Indian Rocks Beach

AGENDA:

- 1) Call meeting to order
- 2) Establish Quorum
- 3) Approve Minutes of last meeting
- 5) Financial Report
- 6) Old Business
 - a. Projects status
- 7) New Business
 - a. Reserve funds transfer
- 8) Adjourn

3-27-10
Posted ~~2-6-10~~