

GULFSIDE VILLAS
BOARD OF DIRECTORS MEETING
AUGUST 21, 2010

Meeting was called to order at 9:10 AM on Saturday, August 21, 2010, by David Carruth, Vice President. Other Board Members present: Janice Goot and via telephone, Anne Torsney and Nancy Harbaruk. Quorum was established. Also present were Drew Parks, Norma and Darrell Currey, Patti Spence, Danny Perez, Melinda Carruth and Steve Goot.

Motion by Nancy to waive the reading and accept the minutes of the last meeting. Second by David. All were in favor.

Old Business:

1. Pool and Deck Renovation. Motion by Janice that the inside of the pool shall be the Sunstone finish, the coping will be replaced and pavers will be used for the pool deck, the existing palm trees will remain, the rocked area replaced with pavers and the pavers will continue to 7th Avenue between Building 3 and 4. Second by David, all in favor. David will have three companies re-bid with this scope of work to be completed by the end of the year. Funds to pay for the project will come from the pool and contingency reserves.
2. Renovation of existing driveway. Motion by Janice, second by David, all in favor, to patch existing asphalt. It was further decided that they will try to generate a \$58,000 reserve to replace the asphalt in two to three years starting with next year's budget.
3. Repair of Railing. David will explore the type of screw necessary to complete the project. At that point the Board will seek at firm quote, at a not to exceed price, to replace screws as needed.
4. Finishing the landscaping in front of complex. Due to problems with shells killing plant life, motion by Janice not to continue with the shells in front. Second by Nancy. David in favor, Anne opposed, motion passed. Janice will get quotes to replace the bark with Lava rock.
5. Fencing. It was decided that it would be put to vote at the Annual Owners Meeting to gate the front driveway since that is a change in the common elements.
6. Signs on units. It was decided that a letter will be sent to any owner that is displaying a "For Rent" or "For Sale" sign in their unit to immediately have them removed pursuant to the condo docs.
7. Dryer vent exhaust. Motion by Janice, second by David, all approved, to hire Service-Tech to clean the dryer vent ducts in unit 10, 11 and 13-20. Also to be sure all other vents have proper screens and flaps.
8. Locks for pool gates. David will seek a durable lock for both pool gated.
9. Replace outside lighting fixtures. It was decided that all the outside lighting fixtures should be replaced when the complex is painted. In the interim, owners must match the existing fixtures if they are replaced.
10. Southwest corner of the property. It was decided that it would be put to vote at the Annual Owners Meeting to: A) Leave the area the way it is, B) Create a 4' wide path from the gate at the SW corner to the existing deck, or C) Extend the deck.

Treasures Report. Nancy Harbaruk, Treasure, gave a report concerning the delinquent maintenance fees of unit 13. It was decided to send a letter to the owner to bring the fees current within 60 days or the Board will commence proceeding to place a lien on the unit.

New Business. Darrell Currey questioned the procedure needed to request repairs. Since C&M Management is unresponsive and will not accept that responsibility, it was decided that the owners should email all five Board Members when an issue comes up and the board will act swiftly and accordingly.

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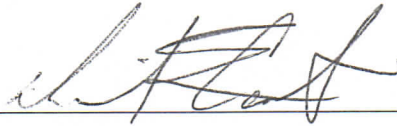
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Motion by Janice to adjourn. Second by David. Unanimously passed. Meeting was adjourned at 11:15 AM.

Respectfully submitted,

Janice Goot, Secretary

Approved for the Association

A handwritten signature in dark ink, appearing to be 'David', written over a horizontal line.

Date

11/8/2010

Minutes are not official until approved.