

Gulfside Villas, Inc.

Home Owner's Association

Board Meeting Minutes

May 24, 2011

I. Call to order

David Carruth, President, called the meeting to order at 6pm on May 24, 2011.

II. Roll call

David Carruth conducted the roll call and acknowledged the Board of Directors present.

- Board Members present physically at Gulfside Villas included:
 - David Carruth, Anne Torsney, and Ann DeLuca
- Board Members present and participating over the phone included:
 - Andrew Parks and Paul Roth
- Additional owner/member present and participating:
 - Melinda Carruth

III. Quorum

All 5 board members were present and a Quorum was established

IV. Proof of Due Notice of Meeting

David specified that there was proof of due notice for the Board Meeting. Notice was posted and distributed to all association members by e-mail a couple of weeks prior. Documented agenda was physically posted at Gulfside Villas 72 hours prior to the meeting. An E-Mail was also sent out to all members with a dial in phone number for anybody interested in participating remotely by phone.

V. Approval of minutes from prior board meeting

Prior board meeting minutes had previously been approved and accepted. David Carruth signed the prior board meeting minutes.

VI. Previous business items discussed at the last board meeting

- Official Records / GSV Documentation and Storage
 - We need to collect records currently stored with various members and Richard Commons

- Peterson: Request made via e-mail to obtain Official Records
- Goot: has provided the materials to the board
- Harbaruk: has provided the materials to the board
- Commons: David will be picking up these materials
- Paul Roth provided an update and proposed plan for managing the Official Records of Gulf Side Villas, Inc.
 - Summary proposal: Maintain Official Records within the Cloud service provided by Google providing easy access for all members.
 - Following is the note sent to the board outlining the proposal:

To the Board,

One of the tasks that I was assigned coming out of our last board meeting was to research and investigate our options for using the "Cloud" to store, manage and make available the "Official Records of Gulfside Villas, Inc."

I have found documentation that supports the use of modern technology to store and make available the "Official Records" of Gulfside Villas, Inc.

Within Florida Statute 718, which is the legal governing statute for our Association, there is language in section 718.111 "The Association", under item (12) "Official Records", sub item (b), which clearly indicates the appropriateness for using modern computer technologies to store and make available the "Official Records" of Gulfside Villas, Inc.

For your convenience I have copied this particular paragraph and highlighted the important and relevant words in red.

(b) The official records of the association must be maintained within the state for at least 7 years. The records of the association shall be made available to a unit owner within 45 miles of the condominium property or within the county in which the condominium property is located within 5 working days after receipt of a written request by the board or its designee. However, such distance requirement does not apply to an association governing a timeshare condominium. This paragraph may be complied with by having a copy of the official records of the association available for inspection or copying on the condominium property or association property, **or the association may offer the option of making the records available to a unit owner electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request.** The association is not responsible for the use or misuse of the information provided to an association member or his or her authorized representative pursuant to the compliance requirements of this chapter unless the association has an affirmative duty not to disclose such information pursuant to this chapter.

Please let me know if you have any questions.

Thanks,

Paul

Paul Roth
Gulfside Villas Home Owner's Association
Secretary - 813.699.0055

- Going forward all Official Records will be retained electronically
- Work will be done to convert historical Official Records to electronic format and stored electronically

- Official records older than 7 years will be discarded and a rolling 7 years will be maintained as required by law
 - If there are any members that would like a copy of the records older than 7 years they can request a copy prior to June 15, 2011. After that time records older than 7 years will be discarded
 - Drew Parker made a motion to accept the proposal, Paul Roth seconded the motion and the motion was passed unanimously
- Fence project in the Southeast corner of the property
 - Installation of the fence in the Southeast corner of the property has been completed. The lock on the gate has been keyed using the pool key. As such you may use your pool keys to unlock the new gate in the Southeast corner of the property.
- Paver project in the Southeast corner of the property
 - Now that the new fence has been installed we may proceed with the installation of the pavers. Three quotes were obtained. The low cost provider, Clear Tech, was recommended to the board as the low cost bidder at a price of \$4,304.75.
 - Anne Torsney made a motion to proceed with contracting the paver project with Clear Tech
 - Drew Parker 2nd the motion
 - Motion passed unanimously
- Fence replacement project on the Northeast side of the property
 - The fence on the Northeast side of the property had deteriorated
 - Replacing this fence was previously approved
 - C&M hired a fencing company to replace the fence and this work was been done
 - We are not satisfied with the quality and completeness of the job and are following up to ensure the work is done to our satisfaction
- Project to replace the wooden storage cabinet in the pool pump area
 - The driver for this project is Rats
 - There was no material update... this remains an outstanding action

- At this time the problem has been contained
- Alternative solutions will be considered in the future
- Plumbing project for separate shutoff valves for each unit
 - 6 units share a single hose bib and main water line shutoff valve
 - This has caused a problem for some of our owners
 - The board previously approved a project to reconfigure those affected units providing that all units consistently have their own hose bib and shut off valve
 - 3 quotes were obtained and a plumbing company was recommended to the board
 - Anne Torsney made a motion to approve the recommendation
 - Drew Parker 2nd and the motion passed unanimously
 - The project should be completed shortly
 - David Carruth has volunteered to coordinate the effort and communicate the timing for the project with the affected owners
- Prioritize sequence of previously approved improvement projects
 - Projects are: Front Gate, Driveway, Pavers on Southwest part of the Property, and Fence around the Dumpster Area
 - As mentioned earlier the project to install Pavers on Southwest part of the Property is underway
 - Fence around the Dumpster Area will be next as it is the least expensive
 - Front Gate will be the next project just as soon as the association has the funds available
 - Driveway replacement project will go last
 - As a note Drew Parker has inspected the driveway and expressed confidence that we have no safety concerns and that the association can make minor repairs as required to maintain the driveway another 2 years when it is expected that the association will have the funds available to install the new driveway

- Further consideration and analysis will be made over the next couple of years to determine the best materials to use for the new driveway
- Depending on the recommendation for materials the board will investigate and determine if another full vote of all members will be required of if the Board can in fact make that determination in the Associations best interest

VII. New business

- Use of Parking Spaces
 - There was discussion amongst all the board members
 - It was agreed that the By-Laws are very clear and what is or is not allowed is black and white... the only things allowed in the automobile parking spaces are automobiles
 - David made the motion that Paul send out a letter to all association members reminding them of their responsibilities to abide by the By-Laws and governing rules of the association with a special note to ensure compliance with the rule about use of parking spaces. Further the board will consult with legal council on the precise steps required to enforce the association's rules.
 - Motion was 2nd by Ann DeLuca and passed unanimously
- Broken exterior lamps
 - Drew Parker raised the issue that exterior lamps and many of the lamps for the other units are broken
 - The Board decided to look into replacing all the lamps at a future date when the buildings will need to be repainted
 - In the meantime Drew agreed that he could provide temporary repairs to his lamps and afford the association the time to address this issue in a comprehensive manner in the future
- Action to recover extremely past due fees from Unit #13 in excess of \$7,000
 - Board Members / Owner's including David Carruth, Melinda Carruth, Anne Torsney and Steve Goot have engaged legal council
 - A lien has been previously placed on Unit #13

- Under advisement of legal counsel and following discussion and agreement amongst the board, David Carruth made a motion to proceed with a foreclosure action on Unit #13.
- Anne Torsney 2nd the motion
- Motion to proceed with foreclosure passed unanimously and legal council has started the legal proceedings

VIII. Adjournment

- Motion made to adjourn by David, 2nd by Anne and the meeting was adjourned at 8:00pm.

Minutes submitted by: Paul Roth - Secretary

Minutes approved by: David Carruth – President

X

David Carruth
President