

Gulfside Villas, Inc.

Home Owner's Association

Board Meeting Minutes

October 22, 2011

Meeting adjourned and held on October 25, 2011 at 6pm Eastern Standard Time

I. Call to order

At 6pm on October 22, 2011 David Carruth and Anne Torsney were the only two initially in attendance for the meeting via conference call. Paul Roth and Drew Parks were running late and Ann DeLuca was not able to make it.

According to the rules of the Association's By Laws in Article III Section 9 "Adjourned Meetings of Directors", David and Anne elected to adjourn the meeting until a quorum could be in attendance, which was re-scheduled for October 25, 2011 at 6pm.

David Carruth, President, called the meeting to order at 6pm on October 25, 2011.

II. Roll call

David Carruth conducted the roll call and acknowledged the Board of Directors present (via Conference Call).

Board members present included:

- David Carruth, Ann Torsney, and Paul Roth

Board members not available included:

- Drew Parks and Anne DeLuca

III. Quorum

3 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. The meeting announcement and planned agenda were posted in the marquis at the front of Gulfside Villas, 72 hours prior to the originally scheduled meeting and again updated as a result of meeting adjournment and the reschedule meeting date. Notice was also e-mailed to all Owners prior to the meeting.

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

- Discussed the different roofing company's quotes and Paul was continuing to collect detailed information and ranking the proposals accordingly.
- We agreed that we would definitely replace the roof on the Southeast building.
- Agreed we would vote on a roofing company at the next board meeting.
- Discussion on the fence around the dumpster and pool pump area and whether we could create another parking space but would wait to make that decision until we found out the size of the recycling bins.
- Discussion of late fees in general and to determine if there is a better way to collect late fees.

VII. New Business

- a) Discussion of pros and cons of hiring a management company
 - Some of the issues/concerns... mgmt. company usually has its own maintenance company, laundry list of things they do and extra charges that may be incurred
 - Further investigation to take place
 - Board will consolidate list of specific things we want (and don't want) in order to get some apples to apples proposals from 3 or 4 management companies
 - Some of the firms to be considered include: Leading Edge C.A.M., Colony Park, Liberte and LKC Management
 - Plan is to have consolidated list together in two weeks. Subsequently we will request proposals
 - It is noted that we will be able to obtain insurance at a lower costs as a result of having an association manager which will also be one of the considerations
 - David will be the primary board member driving this initiative
- b) Roof issues and vendor proposals for repairs and replacement

- Reviewed and discussed all the roofing company proposals
 - Anne Torsney made motion and Paul Roth seconded the motion. Unanimous decision was made to go with Walker Roofing
 - We will need to communicate with the owners of unit #s 9, 10, 11 and 12 to facilitate coordination with their A/C company of choice during the re-roofing of the building in the Southeast corner of the property. The A/C units need to be disconnected and move and then moved back and reconnected while the work is being done.
 - If anybody is interested to review the summary analysis spreadsheet and the 3 vendor proposals please visit the following URL:
 - <http://goo.gl/uyvXd>
- c) Decide if we have the funds to replace the fence around the dumpster and the pool pump area
- David stated that we have the funds available
 - Motion made by Anne, 2nd by Paul to replace the fence around the pool pump and dumpster with white vinyl fence. Motion unanimously passed.
 - David will get quotes and drive the process to completion
 - David will also get quotes for front fence and gate
 - Board will review quotes for Management Company, Fence around pool pump and dumpster and front fence and gate at next board meeting.
- d) Discussion whether the association should supply small recycling totes for the owners
- It was agreed by all that the association will not spend the money on this. Matter closed.
- e) Discuss the storage shed built at Unit #7
- David observed that there is no uniformity of the storage shed doors across all the units in all the buildings. So this is a non-issue.
 - A procedural matter regarding the construction of the new storage shed at both Unit #6 and Unit #7 has been brought to the attention of the board.
 - In the board meeting minutes from 3/2/2011 the board said the following:

The board's position is that an owner can build out a storage area as long as it conforms to the same appearance as the rest of the units at Gulfside Villas.

Proposal was to approve this request for the construction of a storage or utility room as long as it is done in accordance with all local and state regulations.

Motion to approve made by Anne, 2nd by David and passed unanimously.

- The By Laws of the association require that this change to the construction of the building first be approved by the board, which it has been, and then it must be approved by 75% of the Unit Owners, which has not yet been done.
- As such, this will be an item put up for vote at the next general meeting of the Association, which is being planned for January 7, 2012 @ 1pm. Further communications about the next general meeting of the Association is forth coming.

VIII. Adjournment

Motion made to adjourn by Paul, 2nd by Anne. The meeting was adjourned at 8:00pm.

IX. Open Discussion

- Discussed request made by Unit #9 to build a storage shed
 - Board suggests that the specific proposal be documented and presented for the boards consideration at the next board meeting
 - The association has received a violation notice from the Pinellas Fire and Rescue. The notice is for a propane tank being stored in the parking area of Unit #17. All propane tanks are required to be used and stored 10' away from the building and parking area.
 - David will send a reminder to the association reminding everybody of this rule as one or more other Unit owners may also be in violation of this rule.
 - Both of the North Buildings are required to have a sign indicating that they have wooden trusses. David will go out and purchase the required signage and have them installed. This is a required for the fire department to immediately know what type of roof the building has in the case of a fire emergency.

Minutes submitted by: Paul Roth - Secretary

Minutes approved by: David Carruth – President

X

David Carruth
President