

# Gulfside Villas, Inc.

## Home Owner's Association

### "Special" Board Meeting Minutes

### January 7, 2012

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#### **I. Call to order**

David Carruth called the meeting to order at 3:30pm on January 7, 2012.

#### **II. Roll call**

David Carruth conducted the roll call and acknowledged the Board of Directors present both in person and via conference call.

- David Carruth, Anne Torsney and Paul Roth in person
- Ann DeLuca and Andrew Parks via conference call
- Guests present included Danny Rzepka, Melinda Carruth and Steve Goot

#### **III. Quorum**

5 board members were present and a Quorum was established

#### **IV. Proof of Due Notice of Meeting**

Paul Roth as secretary asked to hold a special meeting of the board as is provided for in the by-laws. All agreed. As such David Carruth as President officially called for a "Special Meeting" of the board of directors as provided for in the association by-laws in Article III Section 6. All 4 additional board members waived notice as provided for in Article III Section 7 for which said waiver may be deemed equivalent to giving notice.

#### **V. New business**

##### ***➤ Actions to take care of Unit #13***

- Primary objective of the meeting was to make decisions and assign tasks and responsibilities required to take care of Unit #13 with an aim to recoup the association's monies as quickly as possible.
- Reviewed and discussed 3 proposals to market and manage rentals of Unit #13 from Patti Spence, Plumlee and Sun Vista. After discussion a motion was made by Paul Roth to hire Sun Vista. Drew Parks made a second to the motion and the motion to hire Sun Vista was passed unanimously.
- Anne Torsney agreed to negotiate terms and sign the agreement.

- Terms we wanted negotiated were a) if somebody from the association finds the renter they will lower their standard management fee of 20% to 10% and b) we want to strike the purchase fee option from the contract.
- The board approved that the association sign an agreement with Steve Goot and the real estate firm he works with to proactively market and short sell the Unit.
- David agreed to be responsible for establishing agreements between the association and Bright House for Phone, Cable TV and Internet along with Progress Energy for Electric.
- Anne was coordinating straightening up the unit and taking care of various odds and ends to get Unit #13 ready for renting.
- ***Consider Request from Danny Perez in Unit #9 to build a storage room***
  - Danny made a request to the board to explore whether he would be permitted to build a storage room. While no specific designs were presented the conceptual approach has the construction requiring material changes to the structure of the complex.
  - The Board voted and agreed unanimously not to approve any changes to the structure of the complex. Danny is certainly entitled to make a formal proposal to the board and or the membership of the association for further consideration.

## **VI. Adjournment**

- Paul made a motion to adjourn the meeting, Anne seconded the motion and all agreed to adjourn the meeting. Meeting adjourned at 4:00pm.

Minutes submitted by: Paul Roth - Secretary

Minutes approved by: David Carruth – President

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David Carruth  
President