

Gulfside Villas, Inc.

Home Owner's Association

Annual Meeting Minutes

December 16, 2017

I. Call to order

Bob Musick called the meeting to order at 12:00 pm on December 16, 2017. The meeting was held at Unit 20 courtesy Emily Lecher and Steve Goot and via audio conference call.

II. Roll call

Bob conducted the roll call and acknowledged owners present in person, via conference call and by proxy.

- Bob Musick (unit 8), Andre Loisel/ Brigitte Breton (unit 7) and Derrell (unit 15) Curry, Emily Lecher (unit 20) in person. 4 in Person
- Michael and Leann Rydell (unit 13), Anne Torsney (unit 4), Paul Roth (unit 5), Patty Spence (unit 14), Debra Harbaruk (unit 16), via conference call. 5 via conference call
- Proxies received were from:
 - Unit 1 Robert and Marie Labue
 - Unit 2 Edgar and Kathy Rawls
 - Unit 3 Andrew Parks (proxy given to Paul Roth)
 - Unit 10 David Levereich (proxy to Bob Musick)
 - 4 via proxy
- Total of 13 members represented for the meeting

III. Quorum

There were four owners present, five via teleconference and four via proxies for a total of 13 to establish a quorum to conduct the meeting. There were five out of five officers in attendance.

IV. Proof of Due Notice of Meeting

Due notice for the meeting had been completed in accordance with the By-Laws of Gulfside Villas, Inc. Notified certification of mailing of notice was provided by Richard C. Commons, P.A. as Gulfside Villas' Certified Public Accountant (CPA).

V. Approval of Minutes from prior annual meeting

Minutes from the prior annual meeting were approved

VI. Officer's Report

Accomplishments

SWIMMING POOL: New pool heater was approved for installation in October for roughly \$5,000. The existing one was over 10 years old, with limited support and the manufacturer was out of business.

The pool also has some minor damage to the tile that needs repair. This was called in but the pool company never showed up to do the estimate and the work is still pending. We have the extra tile in the storage with the pool pump and filter mechanics.

HURRICANE DAMAGE: Storm damage from hurricane IRMA was very minimal. The mansard on building 3 got beat up with some shingles missing over the pool. Soffits were damaged on the west end of building 1 and 4. The fence around the pool had one post that broke and the utility covers on building 4 were broken up. Lots and lots of sand everywhere. Several people on hand pitched in to clean up sand. Bob made repairs to the pool fence and utility box. Other repairs to the mansard and soffits were contracted out to Acoma Roofing and have been completed.

There was also some damage to some individual units affecting water penetration and air conditioning units.

PAINTING: As reported in 2016 all buildings were inspected for wood rot and painting need with many repairs done and repainted. Many owners have noted unsatisfactory issues with the painting and repairs done. Boards were cut too short with chalk used to fill gaps, replacement boards were not repainted, railings were painted without cleaning and deck paint is not adhering properly to the surface.

After Hours Painting was called back out in late August to go over issues and make corrections however hurricane IRMA disrupted getting this done and the board will have to reexamine their work and get new estimates to correct deficient problems. Specific issues were noted for units 4, 13, 15 and 16.

RULES: Rule enforcement has been an on-going issue. All owners are required to read and abide by the GSV bylaws. The association has taken legal action specifically to enforce the rule prohibiting rentals for less than seven days.

New Business:

Andre inquired on his recommendation that we look into installing a keypad on the entry gate adjacent to automobile gate to better deal with entry and egress. This was evaluated but no action was taken to change out the key access to an electronic access.

Bob ACTION: Bob will look into the matter and provide additional update.

Seventh Avenue improvements have been requested. Suggestions are to replace dead shrubs, repair and resurface carports, tend to painting issues and look for other opportunities for improvement.

As mentioned above the pool needs repair to missing tile and grout issues.

Support columns need evaluation and repairs for cracks and concrete issues. Specifically noted was rust at unit 1 and 16. There was also some step cracks called out below unit 16 that needs evaluation.

Bob covered the following based on training at the FL Condo HOA Expo in Tampa. Several FL House Bills were passed affecting Condo and Home associations in 2017.

Specifically affecting our condo association is HB 1237 which dictates Financial Reporting to owners annually. Financial reporting is already being done for GSV by Richard C. Commons, P.A. and GSV's Certified Public Account.

Official Records are now mandated for associations over 150 units be made available to owners electronically using a web site or other means. Again this is already being done for GSV. If you have any questions or issues in getting in please contact Paul Roth at proth1@gmail.com or 813.240.0959 for help.

Exterior painting was revisited with a committee being formed by Emily Lecher, Lisa Musick, Brigitte Breton and Derrell Curry. They will research and develop some options for consideration.

Fire extinguishers were brought up as needing to be checked and serviced. This has since been completed by Frank McKee who provides part time maintenance services for our Association.

Some fence repairs also need to be made along Seventh Avenue as some of them are being removed by mischief making passers-by.

Bob discussed the high cost of insurance due to the buildings being made of wood and notified the owners that the insurance deductibles were raised to 5% of appraised value 12-18 months ago. For example building 4 is appraised at approximately \$1.4 million therefore the insurance deductible is approximately \$70,000 should significant damage occur to the structure. Should an occurrence happen then the association would have to borrow or do a special assessment to pay the deductible. Based on what Bob learned at the Condo HOA Expo in an insurance class, owners can mitigate some of this loss by using their condo insurance "other loss" coverage to pay the deductible. Recommend that you review this with your insurance agent and raise this coverage if applicable to you.

Elections to the Board of Directors

Elections were not required because the association had three carryover board members (Paul Roth, Derrell Curry and Michael Rydell). By rule, when no other members request consideration to be on the board and there are fewer candidates than there are seats available to be filled, the election is automatic. Bob Musick and Anne Torsney terms expired and both requested to continue to act on the board.

The board for 2018 is:

Bob Musick President

Anne Torsney Vice President

Paul Roth Secretary

Derrell Curry Treasurer

Michael Rydell

Vote on Budget

Owners voted to NOT fully fund the reserves Budget B. There were three (3) votes in favor of fully funding the reserves Budget A with ten (10) votes in favor to waive specific funding of reserves Budget B.

A vote to ‘Roll-Over the Funds’ was passed unanimously by those present and submitting proxies (13 votes).

VII. Adjournment

- Meeting adjourned at 13:05 pm

Minutes submitted by: Bob Musick - President

Minutes approved by:

X

Bob Musick
President