

# Gulfside Villas, Inc., Board Annual Meeting Minutes

## December 16, 2017

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

Bob Musick called the meeting to order at 13:05 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 board members present in-person and via conference call.

- Bob Musick (unit 8), Derrell Curry (unit 15) in-person and the remaining via conference phone Anne Torsney (unit 4), Paul Roth (unit 5) and Michael Rydell (unit 13)
- Other owners in attendance were Emily Lecher, Lisa Musick, Brigitte Breton, Andre Loisel.

### **III. Quorum**

There were five board members present.

### **IV. Officer's Actions and Input**

A motion was made to approve minutes from last meeting and all voted yes to approve.

The board received an owner complaint that we have not been conducting board meetings properly. Specifically that the board had been meeting electronically through email and without notice to owners. We found three actions that the board acted on that were improper 1. Pool Heater replacement 2. Attorney retained for by-law infraction and 3. Pool Pump replacement. A review of these with Richard Commons and guidance obtained from the Condo Expo allows the board to retroactively approve these decisions. A motion was made on these with the following results:

1. Pool Heater replacement was unanimously approved.
2. Attorney retention was approved four to one with Derrell non-concurring.
3. Pool pump replacement was unanimously approved.

The board discussed the ongoing enforcement issue with Spence Designs; Derrell Curry wanted to go on record that he objected to the action.

Discussions with our insurance agent revealed that our liability carrier would drop our insurance if our association were to allow rentals for periods less than seven days. That a new carrier would cost us double our current rate. Our insurance agent also informed us that it would affect our wind and hazard insurance in a similar manner. She refrained from getting an actual quote as she informed Bob that such action required an actual application be submitted which might be viewed negatively by our existing carrier. Bob reiterated that Gulfside Villas are high risk insurable due to location and being wood and frame built. Our insurance rates have gone up significantly over the last 3-4 years and our current combined insurance premiums exceed \$48,000 annually.

Bob made a motion to raise the monthly association fee by \$30 from \$540 a month to \$570 a month. This is just over a 5% increase and is needed to cover increasing insurance rates and maintenance costs. This motion was seconded and approved unanimously. Bob took action to notify the accountant by Monday Dec 18<sup>th</sup> to meet the deadline for producing the 2018 association fee coupon books. This was completed.

A short discussion addressed new owners such as Unit 11 which was recently purchased by Brian and Sondra Jodkin of Pittsburgh, PA. They were given access to our Google Docs account by Paul and should be fully informed on existing by-laws. We had some discussion that maybe all owners need to refresh themselves on the by-laws and maybe certify that they have read and understand them. When we added in

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the need to update the by-laws we had a general consensus that once completed would be the best opportunity to accomplish this. Bob took an action to continue to revise the by-laws for proposed changes.

We discussed the need for revisiting the carports for repairs and updates. We got an estimate on this about 18 months earlier but the proposal to start the work was voted down by the board last year. The board will pursue getting new proposals for the repairs.

A motion was made to re-seal the pavers, which was approved unanimously. Bob still has action to review with attorney course of action on units failing to comply with by-laws.

### V. Adjournment

- Meeting adjourned at 2:15 pm

Minutes submitted by: Bob Musick - President

Minutes approved by: Paul Roth, Anne Torsney, Michael Rydell

X 

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Bob Musick  
President