

Gulfside Villas, Inc., Board Meeting Minutes 12/8/2018

I. Call to order

After waiting 5 minutes to see if Derrell Curry would join, Bob Musick called the meeting to order at 12:05 pm on December 8, 2018. The meeting was held via audio conference call at 515-603-3126, passcode 1094205

II. Roll call

Bob conducted the roll call and acknowledged board members present via conference call.

- Bob Musick (unit 8), Anne Torsney (unit 4), Paul Roth (unit 5) and Michael Rydell (unit 13)
- Derrell Curry (unit 15) was absent.

III. Quorum

There were four board members available and the quorum was established.

IV. Officer's Actions and Input

The agenda as discussed in Bob's Dec 6 email were as follows:

- Reschedule annual meeting with owners and board
- Review and approve temporary budget
- Discuss association fees and vote on same or increase
- Determine association fees as coupons must be ordered by accountant by Dec 17
- Discuss bids and proposals for various repairs from those responding to request for estimates

All agreed on rescheduling the meeting as several owners notified the board that they had not received mailings.

Action: Notify accountant to send required mailings and the meeting will be on Jan 19, 2019, at unit 8 GSV, at noon.

Reviewed the accountant's budget for 2019 and all voted to approve budget B as this has been the overwhelming decision by owners for several years.

There was more discussion on the coupons as Paul and Michael made the case for no increase, Bob and Anne, made a case to increase to \$600 as prices are going up and several major repairs are coming to the end of their life. Vote was to increase to \$600 per month to soften financial impact of a major assessment coming at a later date.

Action: Board decision for Budget B and association fee increase to \$600 still need to be approved by association at Association meeting on Jan 19th 2019.

Action: Bob to notify accountant on increase to \$600 per month prior to Dec 17 deadline.

The board spent several minutes discussing the proposals for painting and new siding. Michael and Paul made a case for repairing just the minimum requirements and push out any major paint or new siding. Bob stated that it appeared that we still needed additional estimates as all contractors contacted failed to respond.

The board also struggled with expectations on the siding as the responding contractors were very specific that painting is even more essential with little increase in useful life of the paint.

Action: Paul and Michael agreed to take the lead on painting and repairs; much of which needs to be done on the West ends of building 1&2. This activity should also get us the additional estimates to decide on the color choice.

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V. Adjournment

Bob made motion to adjourn the meeting, Anne 2nd the motion.

The meeting was adjourned.

Minutes submitted by: Paul Roth - Secretary

Minutes approved by: Bob Musick - President

X 

Bob Musick
President