

**GASPARILLA CONDOMINIUM ASSOCIATION, INC.**  
MINUTES OF BOARD OF DIRECTOR'S MEETING  
FEBRUARY 12, 2011

**CALL TO ORDER:** President, Tom Voss, called the meeting to order at 10:00 a.m., at the Gasparilla Pool Cabana, 160 Jose Gaspar Drive, Englewood, Florida, the location specified in the meeting notice.

**CONFIRMATION OF PROPER MEETING NOTICE:** Joyce Kelbaugh confirmed that the appropriate notice had been posted in accordance with the Association's documents.

**DETERMINATION OF A QUORUM:** A quorum of the Board was established with four (4) directors in attendance: Tom Voss, Suzanne Cook, Joyce Kelbaugh, and Ron Hook. Kathy Waterhouse of Antares Group, Inc. was also present.

**OPEN DISCUSSION FOR ITEMS NOT ON AGENDA:** A question was asked about the irrigation system – Bill Leavitt advised that the system is operating and has been inspected. Landscape committee will be meeting with Arrow to discuss coverage of existing and new plants.

**APPROVAL OF MINUTES FROM THE JANUARY 8<sup>th</sup> BOARD MEETING and JANUARY 25 ANNUAL MEETING and BOARD ORGANIZATIONAL MEETINGS:** Motion to approve the minutes of the January 8<sup>th</sup> Board Meeting and January 25<sup>th</sup> Annual and Organizational meetings was made by Joyce Kelbaugh, seconded by Ron Hook with the vote being unanimous. Motion passed.

**FINANCIAL / MANAGERS REPORT:** Suzanne Cook made the following report:

- The December financials are not complete.
- Operating account as of 1/31 was \$102,256. We had some large expenditure for insurance: \$41,499 – Property, \$12,686 – Wind, and \$26,160 – Flood. Balance in the operating account as of 2/11/2011 is \$26,160.
- Reserves: \$85,286 in BB&T, \$119,634 in ING, and \$85,249 in Regions for a total of \$290,170
  
- **MANAGER'S REPORT:** Kathy discussed with the board the issue of one unit owner who has been delinquent. The Association's legal counsel has not filed a lien since we were collecting rent but even with one more months rent still to be paid, the unit owner will still be delinquent. Motion to proceed with the lien was made by Joyce Kelbaugh, seconded by Ron Hook with the vote being unanimous. Motion passed.

**COMMITTEE REPORTS:**

**A. Landscape /Gasparilla Fund Report:** Phyllis Payne reported the following:

- Phase II planting of three trees and 63 plants has been completed.

- Inspection of the parking islands was completed on February 8 to determine how best to improve them. This will be discussed with Pam from Arrow on February 15<sup>th</sup>.
- A list of areas needing trimming, mulch or weeding have been given to Bushwacker. Work will be completed this month.
- Goals for 2011 are in progress but will include continued beautification efforts and posted work parties.
- Gasparilla Fund – allocation of funds deferred to next month.

**B. Docks Report:** No Report.

**C. Buildings and Grounds Report:** No Report.

**D. Social Report:** Betty McCallum reported the following (see attached):

- The January 12 shopping trip to St. Armands Circle was a huge success.
- The Book Club met in January at Betty's house to discuss Shanghai Girls.
- Ladies Luncheon at La Stanza was enjoyed by all who attended.
- Valentines Brunch will be at Olde World Restaurant on February 14<sup>th</sup>.
- February 25<sup>th</sup> will be another Pot Luck dinner
- Book Club will meet on February 28<sup>th</sup>.
- Donna Freeman reported on the St. Patrick's Day Party on Thursday, March 17<sup>th</sup> starting at 5:30 p.m. Eating starts at 6:30 p.m. The cost will be \$10 per person. It is hoped that Jim McMahon will be here to provide the music. BYOB and all are asked to "wear green".

**E. Cabana Report:** No Report.

#### **OLD BUSINESS:**

- **A. Comcast Contract: Comcast:** Dick Haynes reported the following (copy attached):
  - ❖ The committee which consists of Suzanne Cook, Joyce Kelbaugh and Dick Haynes met with Tess Gowl of Comcast on January 24, 2011 and Tess answered all of our questions to our satisfaction.
  - ❖ The new contract will have a rate of \$24.95 + tax per unit per month. This is \$5.00 less than we are paying now.
  - ❖ Annual increases will be a maximum of 3%.
  - ❖ One digital box, two adapters and remotes will be provided at no additional charge.
  - ❖ He also noted that after the contract is signed if a resident gets a bill for the digital box it should be reported to the Board of Kathy Waterhouse.
  - ❖ The committee is recommending signing the new contract with Comcast.
  - ❖ After a brief discussion a motion to approve a 7 year contract effective October 1, 2011 was made by Joyce Kelbaugh, seconded by Suzanne Cook with the vote being unanimous. Motion passed.

#### **NEW BUSINESS:**

**A. Committee Sign UP Sheets:** Tom advised that the sign up sheets are in the cabana.

**B. Date change for approving operating & reserve budgets** – In an effort to streamline the process and to avoid the possibility of having to order a 2<sup>nd</sup> set of Coupon Books the board is discussing the possibility of having both the Reserve and Operating budgets approved at December's meeting. We are also considering moving the meeting up by one week. Due to concerns raised by the membership no decision was made.

**C. Rental Applications:**

- # 133 Marlowe – Porter 1/1/11 – 3/1/11
- # 158 Foster/Straw – Logan 1/15/11 – 4/15/11

Motion to approve the rental applications was made by Joyce Kelbaugh, seconded by Tom Voss with the vote being unanimous. Motion passed.

**D. Other:** Tom and Joyce talked about the 2011 Community Association Leadership Conference some of the board attended last weekend and found the information very informative.

**G. Correspondence:**

- Jan McCallum - 156 requested the approval to remove the old indoor outdoor carpeting in the lanai and replace this with tile and to install a ceiling fan in the lanai. Motion to approve was made by Joyce Kelbaugh, seconded by Ron Hook with the vote being unanimous. Motion passed.
- Joyce Kelbaugh - 125 requested permission to repaint her lanai. Motion to approve was made by Tom Voss, seconded by Ron Hook with the vote being unanimous. Motion passed.
- Jan McCallum thanked everyone for their cards and letters. There will be a gathering at unit 156 on Feb. 17 from 4 – 6 to remember her husband, Bob.

**QUESTIONS AND ANSWERS:** There was one question about the lien.

**ADJOURNMENT:** There being no further business to properly come before the Board at this meeting, motion was made and seconded to adjourn at 10:45 a.m.

Respectfully submitted,

Joyce Kelbaugh, Secretary  
JK/khw