

GASPARILLA CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTOR'S MEETING
December 10th, 2011

CALL TO ORDER: President, Tom Voss, called the meeting to order at 11:00 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. There were 14 unit owners present

OPEN DISCUSSION FOR ITEMS NOT ON AGENDA:

APPROVAL OF MINUTES FROM NOVEMBER 12 BOARD MEETING: Motion to approve the minutes of the November 12th board meeting was made by Joyce Kelbaugh, seconded by Suzanne Cook with the vote being unanimous. Motion passed.

MANAGERS REPORT: Kathy reminded everyone to be sure to turn in the authorization forms to have their information included in the residents' directory.

TREASURER'S REPORT: Suzanne reported the following report:

- Expenditures for November were \$30,603 which included \$15,166 for the pool heater and \$6,000 to finish painting
- Total Assets: \$418,663
- Total Liabilities: \$342,021 - \$324,494 in reserves and \$14,828 in Designated Funds
- Operating Fund balance: \$76,641. This should allow us to cover some insurance bills coming due in February.

COMMITTEE REPORTS:

A. Landscape: Rae Voss reported the following

- After reviewing bids from Oak Farms and MRT to refurbish the Memorial Garden, the 2nd street and the peninsula on Front St., the plan from MRT was selected. Some work has already started with the third phase starting next spring.
- Palm on 3rd street that was killed by the frost will be replaced next week.
- The landscape budget has been exhausted and there is currently \$1,384 on the

B. Docks Report: No Report.

C. Buildings and Grounds Report: Al Cook reported the following:

- Road work will probably not be done until the fall
- Al reminded all of the need to have a key to all vehicles left here during the summer. If there is an emergency we may need to move a vehicle.

D. Social Report: Betty McCallum gave the following report:

- Many thanks to Lillian Flynn for arranging the luncheon in November for the ladies.
- Suzanne Cook and her helpers were busy decorating Front Street and the other areas for Christmas. A notice will be posted for help taking everything down after Christmas.
- Christmas luncheon was held in Port Charlotte on December 6 at Donato's. Itsy Wells did a great job arranging this and a good time was had by all the ladies that attended.

- We hope Millie Wittlich will be here to handle our January luncheon which may be in Sarasota and Elissa has offered to set up the Annual Brunch later in the month.
- The March luncheon will be planned by Judy and Donna will be arranging a St. Patrick's Day event.
- Donna is planning a pot luck dinner for Easter.
- The book club will meet at Betty McCallum's house in January, however the book to discuss has not yet been chosen.
- Thanks to everyone who pitched in to help with all of the activities, your cooperation was greatly appreciated.

E. Cabana Report: Pat Hubbard made the following report:

- Grill cover has been replaced.
- Lillian and Pat cleaned the Cabana Cabinets and Joe Farrelly put out the furniture.
- Julian will be bringing 4 lounges and replacing the umbrella handles tomorrow.
- Please sign up for Friday night Cocktails.
- New garbage can has been ordered from True Value
- Pat question again about the pavers and was assured this was on Jessie's to do list.

OLD BUSINESS:

- A. Keys for Units and Cars:** Joyce also advised everyone the need to have the vehicles keys kept with the unit keys in case of an emergency. During the season Joyce has the keys and during the summer Suzanne will have the keys.
- B. Welcome Committee:** Suzanne reported that with the collaborative efforts of Jim and Carol McMahon , Elisa Sullivan, Itsy Wells, Lillian Flynn, Pat Hoyt, Gwen Johns, Betty Haynes, Donna Freeman along with herself produced a welcome packet which will be distributed to residents upon their arrival beginning in January, 2012. It primarily consists of a Welcome Letter, tentative calendar of events, and an explanation of sign-up sheets for volunteer activities. Suzanne made a motion to establish a Welcome Committee with a second by Joyce. The vote was unanimous.

NEW BUSINESS:

- A. Rental Approvals:** #125 Kelbaugh – Swanson 1/21/12-2/23/12; #119 Geithman – Moenck 12/30/11-2/29/12; #119 Geithman – Hall 3/1/12-4/30/12; #105 Wells – Leonard 1/1/12-4/1/12; #143 Dagenais – Hall 2/1/12-4/2/12; #133 Marlowe – Moore 1/6/12-4/20/1112
- B. Other:** Joyce stated that Christmas appreciation gifts will be given to Bushwacker, Jessie and Management and will come from the operating budget.
- C. Correspondence:** Joyce read a thank you note received from Lori Zydanowicz.

QUESTIONS AND ANSWERS: There were none.

ADJOURNMENT: There being no further business to properly come before the Board at this meeting, motion was made and seconded to adjourn at 11:30 a.m.

Respectfully submitted,

Joyce Kelbaugh, Secretary
JK/khw