

GASPARILLA CONDOMINIUM ASSOCIATION

160 Jose Gaspar Drive
Englewood, FL 344423

Association Management by: Surfside CAM Services

AGENDA

TOWNHALL MEETING

Guest Speaker: Michael Cochran of Wells & Olah

- To answer questions and concerns about the proposed documents.

Followed by REGULAR BOARD MEETING- See Agenda Below

Followed by SPECIAL MEETING- For Board to approve the Special Assessment

AGENDA:

1. Call to order
2. Establish a quorum
3. Establish proper notice of meeting
4. Manager's Report
5. President's Report
6. Secretary's Report
 - a. Approve minutes from February 13, 2019
7. Treasurer's Report
8. Committee Reports
 - a. Finance
 - b. Building and Grounds
 - c. Beautification
 - d. Cabana
 - e. Boat and Kayak & Dock
 - f. Memorial Fund
 - g. Social Events
9. Old Business
 - a. FPL Conduit
 - b. Roof Repair (102, 106, 111)
10. New Business
 - a. Sales and Rental Applications for Broad Approval
12. Owner comments
13. Adjournment

***Posted March 11, 2019
Surfside CAM Services***

GASPARILLA CONDOMINIUM ASSOCIATION

TOWNHALL MEETING

A meeting of the Board of Directors of the Gasparilla Condominium Association was properly noticed and held at 10:00AM on Wednesday, March 13, 2019 at the Cabana located 160 Jose Gaspar Drive, Englewood, FL 34223.

Present were Judi Geithman, Mark Chapman, Gwen Pelz, John Rodney, and Phyllis Payne. Also present was Manager Mike Manning and Cristina Olsen from Surfside CAM Services, Inc., guest speaker Michael Cochran of Wells & Olah Law Firm, as well as many Gasparilla owner residents.

President Judi Geithman declared a quorum present and **called** the **TOWNHALL** meeting to order at 10:01AM.

Guest speaker, Michael Cochran, reviewed the following: Article 6.3 of the Declaration of Condominium to which was added permission for the Board to spend up to \$5000.00 per year for alterations and improvements to the common element. This addition would be a separate item to be voted on along with the 3 condo docs to be approved in April. He also discussed adding to Article 10.11 (about pets) to keep the leash at 6' or less "to avoid tripping or entanglement" He outlined the time frame for the final vote on the documents: the final packet (including all three printed documents and a sheet with the addition to article 6.3, a letter of explanation, the proxy and an envelope) would be either hand delivered or mailed sometime in the week of March 18 – 22 with 14 days to examine the documents and the final special member meeting to vote on the docs the first week in April.

Judi Geithman read a letter from Joyce Kelbaugh who was not present at the meeting.

TOWNHALL meeting was **adjourned** at 10:30AM.

President Judi Geithman declared a quorum present and **called** the **REGULAR BOARD** meeting to order at 10:31AM.

Secretary Report: Gwen Pelz mentioned that as key keeper for the residents of Gasparilla, to please leave a set of car keys when an owner leaves a car in their space while resident is away in case of emergency. She also reminded residents to make sure she has a current copy of their condo and enclosure keys.

MOTION: John Rodney moved "to approve the minutes of the Board Meeting held on February 13, 2019 and the minutes of the Special Meeting held on February 22, 2019." Second by Mark Chapman. 5 Votes For, 0 Votes Against. MOTION APPROVED.

Treasurer Report: John Rodney reviewed the current status of the financial report. A reserve study will be completed by Patricia Staebler. A CD for \$182k will mature this week with Centennial bank. Next CD to mature will be over \$75k on April 11, 2019 with BB&T Bank. In late April, the Board will open a new CD with \$250k. October of 2019, a third CD for \$250k will also reach maturity.

Committee Reports: Full reports are retained by the Gasparilla Secretary.

Beautification: Committee Chair Mariette Russell reported that there are still 8 bags of mulch remaining. Recent planting is looking well. The remainder of the budget will be used in Fall of 2019.

Cabana: Committee Chair Linda McKemmie requested the Board consider purchasing 2 additional round tables, 16 additional chairs and one more long table. She will research prices.

Boat and Kayak & Dock: an anonymous individual reported the kayak rack and launch pad to Sarasota County as being unpermitted additions to the community. Report of this violation was handed to the Board. Action to correct this will take place within 30 days.

Memorial Fund: Phyllis Payne reported that the memorial balance increased to \$4,018.

Social Events: Committee Chair Linda Lathan reviewed all successful social events for February and requested additional tables and chairs to accommodate the growing attendance.

Old Business:

FPL Conduit: Judi Geithman reported that after speaking with FPL, it was confirmed that the conduits from the ground to the meter is in fact association responsibility. Residents are encouraged to report any deficiencies to the Board.

Roof Repair: (discussed during Treasurer's Report) Repairs to the roof of unit 106 was complete February 21, 2019 and cost \$595. Repairs to 102 and 111 will be completed soon.

Additional Pavers: Phyllis Payne confirmed that the additional pavers for units 112 and 134 have been approved of by their neighbor unit owners.

MOTION: Phyllis Payne moved "to approve the additional pavers to be installed for units 112 and 134." Second by Judi Geithman. 5 Votes For, 0 Votes Against. MOTION APPROVED.

New Business:

Sale Application for Board Approval: Board reviewed purchase applications for units 146 and 153.

MOTION: John Rodney moved "to approve the sale application for units 106 and 153 pending the background check results." Second by Gwen Pelz. 5 Votes For, 0 Votes Against. MOTION APPROVED.

REGULAR BOARD meeting was **adjourned** at 11:18AM.

President Judi Geithman declared a quorum present and **called the SPECIAL** meeting to order at 11:20AM.

MOTION: John Rodney "moved that the Board approve a Special Assessment of \$230.00 per unit due to the budget deficits in 2017 and 2018." Second by Judi Geithman. 5 Votes For, 0 Votes Against. MOTION APPROVED.

SPECIAL meeting was **adjourned** at 11:30AM.