

# Gulfside Villas, Inc.

## Home Owner's Association

### Board Meeting Minutes

### August 29, 2011

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

David Carruth, President, called the meeting to order at 6pm on August 29, 2011.

#### **II. Roll call**

David Carruth conducted the roll call and acknowledged the Board of Directors present via Conference Call.

- David Carruth, Ann DeLuca, Andrew Parks and Paul Roth
- Anne Torsney joined 5 minutes late

#### **III. Quorum**

4 board members were present and a Quorum was established

#### **IV. Proof of Due Notice of Meeting**

David specified that there was proof of due notice for the Board Meeting. The meeting announcement and planned agenda were posted in the marquis at the front of Gulfside Villas, 72 hours prior to the meeting. Notice was also e-mailed to all Owners prior to the meeting.

#### **V. Approval of minutes from prior board meeting**

Prior board meeting minutes had previously been approved and accepted. David Carruth signed the prior board meeting minutes.

#### **VI. Previous business items discussed at the last board meeting**

- Use of Parking Spaces – tabled for future discussion ... David made motion and Drew 2<sup>nd</sup>.
- Broken exterior lights – David found that Lowe's can special order the required lights if required sooner, but generally still planning to replace exterior lights when the buildings are next painted.
- Action to recover past due fees from Unit #13. Foreclosure is still in progress. Past due fees as of the date of the meeting are \$8,636.80.

## **VII. New business**

- Roof issues and vendor proposals for repairs and replacement
  - Reviewed and discussed recommendations and proposals from:
    - Roth walked through the various recommendations and proposals from the companies bidding on the business.
    - Walker Roofing, Tampa Bay Roofing, Acoma Roofing and Center Point Roofing... two other roofing companies declined to bid on our business.
    - Currently ranking vendors as listed above.
    - It was agreed that we will definitely go for a new roof on the Southeast building. We need further consideration for need and pricing for either repair or new roofs on the two North buildings.
    - It was agreed that we would finalize scope of work and corresponding proposals to be discussed and voted on in a subsequent board meeting specifically called for deciding and voting on the selection of the scope and roofing company to do the work. Expect to get this done within the next week to two weeks.
- Replacement of fence around the dumpster
  - This has previously been approved
  - As a part of this project we were considering moving the dumpster to create a new parking space. There was concern that if we relocated the dumpster the truck may not be able to pick up and empty the dumpster. David will continue to look into this.
  - Need size of recycling bins to determine the size of the required enclosure and corresponding size of the fence. David is investigating this.
- Discussion of late fees in general...
  - Statement made that we need to do something to incent the timely payment of late fees. David made a motion to evaluate alternatives and present back at the next board meeting. Anne 2<sup>nd</sup>'s motion.

## **VIII. Adjournment**

- Motion made to adjourn by Anne, 2nd by Paul and the meeting was adjourned at 7:00pm.

Minutes submitted by: Paul Roth - Secretary

Minutes approved by: David Carruth – President

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David Carruth  
President