

# Gulfside Villas, Inc. Home Owner's Association Board Meeting Minutes October 24, 2012

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## **I. Call to order**

Anne Torsney called the meeting to order at ~6:05pm on October 24, 2012.

## **II. Roll call**

Anne Torsney conducted the roll call and acknowledged the Board of Directors present via conference call.

- Anne Torsney, Paul Roth, Drew Parks and Derrell Curry were present
- Ann DeLuca was not able to make the meeting
- Special unannounced guest(s) noted in Special Notes below...

## **III. Quorum**

4 board members were present and a Quorum was established

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

Meeting notice was physically posted on the publicly displayed board at Gulfside Villas 72hrs in advance of the meeting. E-Mail notice of the meeting was sent out at this time as well.

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

Paul made a motion to accept the meeting minutes from the prior board meeting. 2<sup>nd</sup> by Derrell and the prior meeting minutes were accepted and approved.

## **VI. Old Business**

No old business

## **VII. New business**

### **• Painting:**

- Board has made color selections to be voted on. These selections will be sent to all members of the association as a part of the meeting notice which include all voting items planned for the upcoming annual meeting scheduled for 12/1/2012.

- Anne has 4 bids and Derrell has 2
- A motion was made by Paul and 2<sup>nd</sup> by Drew and passing unanimously to create a Paint Vendor Selection Committee consisting of Anne and Derrell giving them the authority to make the vendor selection on behalf of the board. Anne and Derrell will perform detailed vendor comparisons, continue with vendor negotiations and select the best vendor for the association.
- **Budget and Assessment Needs:**
  - Anne created a summary financial analysis which was reviewed and discussed by the board
  - There is a clear short fall in required funds
  - Motion made by Drew to raise dues 3% at the start of 2013. 2<sup>nd</sup> by Paul. Motion passed unanimously
  - It was noted that last year at the annual meeting owners were only presented with an option to fully fund reserves or not. It was proposed that this year the association be presented with an additional option to fully fund or partially fund the reserves.
  - Motion made by Drew to create a committee to define the funding options and present the association with these options along with clearly defined investment requirements required to fund the projects that the association has already previously approved investing in. The committee will be led by Derrell and the work will be presented at the annual meeting. 2<sup>nd</sup> by Paul and unanimously passed.
- **Driveway resurfacing materials:**
  - Discussed re-voting on this project ...
    - Pavers @ ~\$46,640 vs. Concrete @ ~\$40,000
  - Also discussed re-voting on the Front Gate project
  - These projects should be re-voted with more accurate investment options that are directly cross referenced and correlated back to the budget and funding options that will be presented to the association at the annual meeting.
  - Motion made by Paul, 2<sup>nd</sup> by Drew, passed unanimously

- **Termites:**

- We clearly have a serious termite infestation. We have wood damage. We need to tent/fumigate in order to get rid of the termite problem and establish a new annual termite maintenance/control contract with a pest control vendor.
- Anne made motion to tent/fumigate the buildings, 2<sup>nd</sup> by Paul, passed unanimously. Board nominated Anne and Paul to operate as a committee to evaluate all the bids, negotiate the best deal and select the vendor.

- **Discounted Bright House Cable Service:**

- The board will be submitting a vote for the association at the annual meeting which should provide discounted Cable TV service for all member owners. A full explanation will be mailed out ahead of time.

- **Misc. maintenance and repair items:**

- Discussed and approved some required repairs. Roof leak in Building #4 will be repaired under warranty by Acoma Roofing... a few minor repairs will be done by C&M.

- **General matters of procedure:**

- In lieu of hiring a management company, a motion was made to authorize any board member to authorize spending up to \$1500 on behalf of the association for repairs and maintenance of Gulfside Villas without an explicit formal board meeting and board approval. This motion further authorizes said expenditures retroactively to the date each board member became a member of the board of directors. Examples of expenditures would include general carpentry, roofing, plumbing, electrical, etc...
- Motion by Paul, 2<sup>nd</sup> by Drew, passed unanimously

### **VIII. Adjournment**

Motion made to adjourn by Paul, 2<sup>nd</sup> by Drew. The meeting was adjourned at ~ 6:45pm. Note that Anne had to leave the board meeting a little early and the other 3 board members present concluded the meeting.

Minutes submitted by: Paul Roth - Secretary

Minutes approved by: Anne Torsney – President

X   
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Anne Torsney  
President

**Special Note:**

Appendix I, found below, is the usage report from "Free Conference Call.com". This report shows the callers who joined the board meeting.

The 407# is Drew, the two 813#s are Paul and Derrell and anonymous is Anne.

Notice that we had an unannounced participant join and observe the board meeting from 727-787-7112. Cross referencing this number to our Member List we can see that we want to thank David and or Melinda Carruth for connecting to the board call and observing the meeting.

The board would like to remind David, Melinda and the entire association that all owners are always cordially welcome to join the board meeting and are also encouraged to announce themselves as present and accounted for.

# Appendix I

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----- Forwarded message -----  
From: <[noreply@freeconferencecall.com](mailto:noreply@freeconferencecall.com)>  
Date: Wed, Oct 24, 2012 at 6:46 PM  
Subject: Free Conference Call Detail Report  
To: [proth1@gmail.com](mailto:proth1@gmail.com)



Free Conference Call  
PO Box 41069  
Long Beach, CA 90853-1069  
Tel: [877-482-5838](tel:877-482-5838)  
Fax: [562-437-1422](tel:562-437-1422)

Date: 10/24/2012  
Statement #: 76633477  
Dial-in Number: [\(712\) 432-0111](tel:(712)432-0111)  
Access Code: 211329

## *Free Conference Call Detail Report:*

Call Date	Calling Number	Start Time	End Time	Total Minutes
10/24/2012	<a href="tel:407-902-8152">407-902-8152</a>	5:57:18 PM	6:16:13 PM	19
10/24/2012	<a href="tel:813-244-8547">813-244-8547</a>	5:57:43 PM	6:45:46 PM	49
10/24/2012	<a href="tel:813-681-3443">813-681-3443</a>	6:01:30 PM	6:45:47 PM	45
10/24/2012	anonymous	6:03:48 PM	6:25:51 PM	23
10/24/2012	anonymous	5:58:55 PM	6:03:29 PM	5
10/24/2012	<a href="tel:407-902-8152">407-902-8152</a>	6:17:44 PM	6:45:43 PM	28
10/24/2012	<a href="tel:727-787-7112">727-787-7112</a>	6:01:39 PM	6:45:45 PM	45
				Total Minutes: 214
				Number of Callers: 7

NOTE: All times in Eastern Daylight Time