



**GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS ANNUAL MEETING MINUTES
Monday, January 30, 2023**

CALL TO ORDER: President Carmela Albers called the meeting to order at 2:00 PM

QUORUM: Quorum was established with 40 members by proxy and via Zoom. Sean Noonan from Sunstate Management was also present.

PROOF OF NOTICE: The agenda was posted as required according to FL Statute 718 and the Association Bylaws.

MINUTES: A **Motion** was made by Bill St Jean and seconded by Carmela Albers to approve last year's annual minutes. **Motion** passed unanimously.

Reports of Officers:

- **President's Report** – Carmela thanked the board for all their hard work over the past year. Carm thanked the members for attending and submitting their proxies.
- **Secretary's Report** – Debbie reported on several ongoing projects and some completed over the past year. Debbie outlined the proposed exterior lighting for the building and answered questions regarding the project. Lengthy discussion was had regarding the exterior light project.
- **Treasurer's Report** – Bill gave a detailed presentation on the current financials and projected expenditures for 2023. Bill outlined how we arrived at a quarterly assessment of \$2,200. A **Motion** was made by Bill and seconded by Sue to approve the 2023 budget as presented. **Motion** passed unanimously. A **Motion** was made by Carm and seconded by Debbie to approve the cross utilization of reserve funding. **Motion** passed unanimously.

Vote to Change Color of Building – 39 Yes 1 No

Announcement of Directors: Sean Noonan announced the 2023 Board of directors; Carm Albers, Bill St Jean, John Blumberg, Noah Tai, and Jennifer Allore.

Reports of Committees: None

OWNER COMMENTS: An owner asked about putting gutters on the west car ports. An owner reported she has ordered new sliders and asked about the installation.

New Business: None

Adjournment: A **Motion** was made by Carm and seconded by Debbie to adjourn the meeting. **Motion** passed unanimously. Meeting adjourned at 4:00 PM.

Respectfully submitted,
Sean Noonan/LCAM
For the Board of Directors at Gulf Horizons