



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Monday, November 20, 2023

12:00 PM

Association Clubroom & Zoom

Call to Order: Carm Albers called the meeting to order at 12:00 PM

Proof of Notice: Notice was given in accordance with Florida Statute 718 and the association documents.

Determination of Quorum: A quorum was determined Carm Albers, Jennifer Allore, Bill St Jean, and John Blumberg all present. Also present was Sean Noonan from Sunstate Management.

Approval of Minutes: A **Motion** was made by Carm and seconded by Bill to waive the reading and approve the October 19, 2023 minutes as written. **Motion** passed unanimously.

President's Report – Carm thanked Debbie for donating the wreaths to the association.

Treasurer's Report – Bill reported we are currently projected to come in under budget for 2023. Bill reported on the new laws in place regarding insurance. Bill reported on the balance sheet and reported we are looking at changing banks in order to get a 5% return on our reserve account. Bill reported there could be a special assessment once we receive the bids for the paint/spalling project.

- **Approval of 2024 Budget** – A **Motion** was made by Bill and seconded by Carm to approve the 2024 budget as presented. **Motion** passed unanimously.

Unfinished Business:

- **Project Updates** – Carm reported we met with the engineer November 8, 2023 and the engineer will be holding a bid meeting to provide sealed bids to the association. Steve Wilbur will be attending the annual meeting to discuss the project with the members. Due to the high demand for contractors, we will have to allow the construction to start as soon as the contractor is available. A **Motion** was made by Carm and seconded by Bill to approve moving the elevators between the 5th and 10th floor in the event of a named storm. **Motion** passed unanimously. The first elevator will be raised the day prior to the maintenance person leaving the property and the second will be raised right before he leaves. Carm reported the lanai railings will have to be increased from 36 inches to 42 inches to conform with Florida code requirements. If owners do not have sliding doors that conform to code, the contractors will be permitted to remove the sliding doors but will not be able to reinstall them.

New Business

- None

Adjournment – With no further business to discuss, Carm adjourned the meeting at 1:19 PM.

Respectfully submitted,

Sean Noonan/LCAM

Sean Noonan

For the Board of Directors at Gulf Horizons