

Little Gull Condominium Assoc., Inc.

Board Meeting

April 27th, 2013

The Board of Directors of Little Gull Condominium Assoc., Inc. met at the resort on April 27th, 2013. Alexandra Quarles, President of the Association called the meeting to order at 10:00 A.M. Present were Vice President Frank Colwell, Secretary/Treasurer Dirk Tolle, Michael Rissman, Leni Collet (via Skype), Sharon Cunningham, Property Manager and Debbie Trotter, Resort Manager. .

PROOF OF NOTICE

Alexandra said the notice and agenda were mailed and posted in the locked bulletin board on the property.

SECRETARY'S MINUTES

First, Sharon told the Board that we needed to approve the Pre and Post Annual Meeting Minutes because there was an oversight at the last Board Meeting and they had not been passed. Alexandra asked if there were any revisions or corrections to the minutes from the October 12th Pre-Annual and Post-Annual Meeting. Hearing none, Michael moved to approve both sets of minutes. Frank seconded and the motion carried with 5 yes votes. Alexandra asked if there were any revisions or corrections to the minutes from the January 26th Board Meeting. Hearing none Michael moved to approve the minutes of the January 26th Board Meeting. Frank seconded and the motion carried with 5 yes votes.

TREASURER'S REPORT

Financials for January, February and March 2013 were distributed at the meeting. Sharon reviewed the report in detail explaining where we stood as far as our actual versus budgeted expenses thus far and how we've been distributing our funds into different bank accounts. Dirk suggested that we keep a close eye on the balances to make sure we don't go over the \$250,000 FDIC limits. She told him that she understands and that she will talk to our accountant, Joann Ganey about it. Sharon responded that she's been shopping around for another bank for our operating funds and said that she wasn't very happy with PNC since it bought out RBC Bank. She reported that our expenditures are pretty much in line so far. Sharon discussed the Windstorm insurance with the Board because of the changes that Citizens has made this year. She said according to Larry from Brown and Brown, our premiums are not going to be too far off what we budgeted this year because we have twelve buildings. Properties that have single high rise buildings are being hit with large increases in their premiums if the building is valued at 1 million or higher.

PROPERTY MANAGER'S REPORT

See attached Property Manager's Report. The collection of Maintenance fees was about the same as 2012. LGCA owns 7 unit/weeks at this time and those are listed for sale. The french doors in Units 12, 13, 14, 15 have been fixed so both doors can open from the Living Room and Bedroom onto the patio.

OLD BUSINESS

- a) **Living Room Furniture Replacement** – Debbie reported that she'd placed the order for the new living room furniture on March 22nd and that she was told by our interior design company that they should be delivered within 8-12 weeks. Leni asked if the wall color would change. Sharon said not at this time since the new furniture would go well with the yellow color. Debbie showed the Board a Powerpoint Presentation of the new furniture.
- b) **2012 Audited Financial Statements Approval** – Dirk moved to approve the 2012 Audited Financial Statements. Frank seconded and the motion carried with 5 yes votes.
- c) **Noodle Flotation Devices** - Dirk Tolle had asked Debbie in an email a couple of weeks before the meeting why we no longer allow guests to leave the "Noodles" on the property. In response to the email she received, Sharon Cunningham directed Debbie to refer the matter to our insurance agency, Brown and Brown. They replied that the only type of Flotation Devices that they recommend be allowed on the property are USGS or Red Cross Approved Devices. Debbie

forwarded the reply from our insurance agent to Dirk and he'd asked Debbie to discuss the matter at this meeting because he didn't agree with the response from Brown and Brown. Dirk said that he didn't believe that was any place on Brown and Browns email response that stated that Noodles are considered Flotation Devices. The Board Members all discussed the issue amongst themselves and it was determined that they should follow the advice of our insurance agents and not allow the Noodles to be stored on the property. Alex mentioned that she wouldn't want to use a Noodle that had been used by someone else for health/sanitation reasons. Leni Collet mentioned that we've never allowed these to be kept on the property and that in making arrangements to do so would cause the staff to come up with a storage device and spend too much time on an item that cost a mere \$1.99 at Publix. After hearing the other members thoughts, Dirk said that he'd said his peace but doesn't agree that they should even be considered a flotation device thus we should put a notice that he brought in the unit books.

NEW BUSINESS

- 1) **Little Gull RCI Newsletters** – Sharon reported that LGCA was using a free service from RCI to do monthly postcard newsletters. RCI used the email addresses approved by individual owners to send the newsletter electronically. RCI mailed the color postcard to the rest of the owners. The postcards are colorful and look very professional at no cost to the Association.
- 2) **Insurance Appraisal Update** – Debbie contacted Staebler Appraisal Services to update the current property appraisal as required by FL Statute. The cost was \$475.00 for the update.

ADJOURN

There being no further business, the meeting adjourned at 11:44 a.m.

Respectfully submitted,



Dirk Tolle
Secretary of the Board