



**1030 Seaside Drive  
Sarasota, Florida 34242  
(941) 349-2500**

## **Annual Board Meeting Minutes**

October 29, 2016

The Board meeting was held on October 29, 2016 in the recreation room at Calini Beach Club located at 1030 Seaside Dr., Sarasota, FL 34212.

### **CALL TO ORDER**

Frank Hodalski, Board President, called the meeting to order at 10:05 AM in the recreation room at Calini Beach Club.

### **ESTABLISH QUORUM**

Quorum was met at 34.4%.

### **ROLL CALL**

The Board members present were Frank Hodalski, Gary Helsel, Randi Sue Garraus, Ken Fromer and Mark Stachowski. Richard Cunningham, Property Manager, and Cheri Stidham, Resort Manager were present. All other attendees signed in and will be made part of the official record.

### **PROOF OF NOTICE**

Rich stated that the notice and agenda had been posted in the resort offices bulletin board and mailed to all Board members as required by the State of Florida Statutes.

### **SECRETARY'S MINUTES**

Frank Hodalski asked if there were any corrections or additions to the minutes of the September 19, 2016 General Board meeting. Gary Helsel motioned to accept the minutes as presented and Mark Stachowski seconded. The motion carried unanimously.

### **TREASURER'S REPORT**

Ken Fromer gave his report and stated the resort is \$20,000.00 under budget this year. His conclusion was Calini Beach Club is in healthy financial condition. Gary Helsel made the motion to approve the treasurer's report and Patrick Mulroy seconded. The motion carried unanimously.

## **PROPERTY MANAGER'S REPORT**

Rich presented the Manager's Report. Gary Helsel wanted to say thank you Cunningham Property Management Corp. for their continuous hard work and for the great job they have done over the years. Mark Stachowski made the motion to approve the Manager's Report. Ken Fromer seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

Mark Stachowski made the motion to renew the Management Agreement with Cunningham Property Management Corp. for a two year term, in 2017 the fee will be \$36,600.00 and it will increase to \$38,000.00 in 2018. Gary Helsel seconded the motion. The motion was carried unanimously.

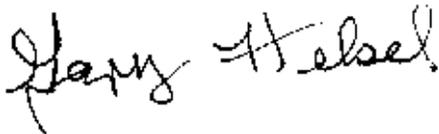
## **NEW BUSINESS**

- 2017 Budget was approved.
- A new P/T Housekeeper position was agreed upon at 20 hours per week.
- Foreclosure Agreement was approved. Rich Cunningham can put the proposal together and Frank Hodalski can sign the Agreement without waiting until another board meeting.
- Couch issue. The board would like to see the new fabric choice before Seltar proceeds with reupholstering the couches.

## **ADJOURNMENT**

There being no further business, Ken Fromer moved to adjourn the meeting and Gary Helsel seconded. The motion carried unanimously and the meeting adjourned at 11:50AM.

RESPECTFULLY SUBMITTED,



Gary Helsel,  
Secretary to the Board