

**Gulf Tides of Longboat Key  
2012 Board Meeting Minutes  
April 20<sup>th</sup>, 2012**

At 1:00pm April 20<sup>th</sup>, 2012 at Gulf Tides of Longboat Key, Joan Daly, President of Gulf Tides Condominium Association called the Board meeting to order.

**Roll Call**

Present in person Joan Daly -President, David Krupa, Vice President, Patricia Battles, Secretary, Sharon Cunningham - Cunningham Property Management Corp. and Julia Langevin - Property Manager. Unable to attend was Robert Kirscher and William Norris.

**Consideration of Communications – Proof of Meeting Notice**

Julia Langevin verified that the notice was placed on the bulletin board located in the office, as required by Florida Statute.

**Secretary Minutes**

Minutes of November 12th, 2012 meeting were mailed to the Board and Joan Daly asked to dispense reading of minutes and approve as submitted. David Krupa so moved and Patricia Battles seconded. **Motion passed 4 vote yes.**

**Resignations and Elections**

2 positions are up for reelection this year. Patricia Battles, David Krupa and they are both going to re-run.

**Manager's Report**

Julia read the Manager's Report to the Board and answered questions as they came up.

\*\*William Norris joined the meeting at 1:15pm.

**Treasurer's Report**

Julia read the Financials and answered any questions as they came up.

## **Old Business**

ADA deadline for Pool Lifts has been extended till May 15<sup>th</sup>, 2012. Sharon discussed the requirements and the issues that Hotels and Resorts are facing with the new regulations.

### **LIABILITY ISSUES**

1. Needing a person to help with lift while pool is open
2. Installation of electrical so close to pool
3. Keeping children off the lift when office closes

ADA stated we could send a hardship letter asking for more time for each of Cunningham's Resorts to give time to research the above issues as well as coming up with the fund to do the work. Cunningham has Managers working on different aspects of this project. Debbie with Little Gull is getting quotes on installing and prices for the lifts. Julia will be talking with Insurance companies for Liability quotes we will need once operational.

William Norris made a motion to table the ADA discussion until we can research everything needed to install and cover liability issues related to the lift and pursue the hardship so the resort is not rushing to install and miss something in the process. David Krupa seconded. **Motion passed 5 votes yes.**

## **New Business**

CPMC's contract had lapsed in November 2011. Sharon discussed the prior budgets and contracts with the Board. There were some mistakes in the wording of some of the amendments and Sharon is having them corrected. The 6<sup>th</sup> amendment should have been from 2009, 2010 and 2011. There was an approved amount for 2009 and then an error was made by not going back and entering in the negotiation of 2010 and 2011.

Sharon stated 2012 will stay at \$32.92 which is the same as 2011 since the error was made. Sharon looked into the inflation factor which was 3.6% and based 2013 and 2014 on that. 2013 would increase by \$2,000 and 2014 would increase by \$700.00. Joan Daly motioned for approval of Cunningham Property Management Corporation's contract for 2013 and 2014. David Krupa made a motion to accept the contract and William Norris seconded. **Motion passed 5 votes yes.**

William Norris made a motion to ratify the 2011 audit and David Krupa seconded. **Motion passed with 5 votes yes.**

Julia handed out Bank United signature cards to Joan Daly and Patricia Battles to move our Reserve accounts from PNC.

FRLA education is available to Board members and Julia handed out information to the Board. A discussion ensued about them and other institutions that offer classes. The Board asked for Julia to put together more information on different companies offering education for Board Members, pricing etc.

### **Board Meeting dates for 2012**

The meeting date was scheduled for September 14<sup>th</sup> but Mr. Norris has a conflict. Julia will be mailing another form to vote on new dates for the next meeting.

### **Adjournment**

There being no further business to come before the Board, Joan Daly made a motion to adjourn the meeting. David Krupa seconded. The President declared the meeting adjourned at 2:45p.m.

Date: June 20<sup>th</sup>, 2012 \_\_\_\_\_  
Patricia Battles, Secretary