

# **Little Gull Condominium Assoc., Inc.**

## **Board Meeting**

**January 26, 2013**

The Board of Directors of Little Gull Condominium Assoc., Inc. met at the resort on January 26<sup>th</sup>, 2013 Vice President Frank Colwell called the meeting to order at 10:00 A.M. Present were Michael Rissman, Dirk Tolle, Leni Collet, Sharon Cunningham, Property Manager and Debbie Trotter, Resort Manager. Alexandra Quarles, President of the Association, was absent.

### **PROOF OF NOTICE**

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

### **BROWN AND BROWN AGENT, LARRY ROBBINS PRESENTATION**

Larry came to our meeting to give us a preview of the changes in the wind policies per Florida statutes. He passed around a spreadsheet of all our insurance to give the Board a preview of what our policies are and their costs. He told the attendees that we are going to be covered under Citizen's Insurance; however, it will be under a different plan than we currently have. Any property, whether they are governed as a Condominium property or not, that does rentals, which we do, is now deemed to not be available for the insurance on the same basis that regular condominiums are insured under unless each individual building is valued at less than 1 million dollars. They look at it in the context that permanent occupants should get better rates than hotel type properties get. Because Citizens will cover properties with values up to 1 million dollars per building, Little Gull will be covered because none of our buildings are valued at more than 1 million dollars each. In fact, we are actually going to qualify for the new policies under Citizens and we are even getting a discounted rate because our property is laid out differently than Calini Beach Club which is all under one building and valued at approximately 9 or 10 million dollars. Brown and Brown is not anticipating this policy to change between now and our renewal date at the end of May. Larry also reviewed the rest of our policies and their costs with the Board. The Board thanked Mr. Robbins for his presentation. Sharon also reviewed more information about the insurance policies after Larry left.

### **SECRETARY'S MINUTES**

Frank asked if there were any revisions or corrections to the minutes from the 2012 Annual Meeting. Hearing none Michael moved to approve the minutes of the Annual Meeting. Leni seconded and the motion carried with 3 yes votes.

### **TREASURER'S REPORT**

Final Financials for December 2012 were distributed at the meeting. November and October 2012 were sent to the board with the meeting packet. Sharon went over the report in detail explaining what each account balance was at the end of 2012 and where we stood as far as our actual versus budgeted expenses. Sharon and Debbie reviewed some of the end of the year purchases through RCI Strategic Pricing including new televisions and many other products.

### **PROPERTY MANAGER'S REPORT**

Debbie Trotter reviewed the Property Manager's report. She told the board that she didn't have figures yet for January, 2013, but said that our pace of collection of maintenance fees is on par again with last year. She told the board that we collected 96.2% of the fees billed in 2012 compared to 97.5 % collected in 2011 in our overall collections for the year. She also discussed the status of what the LGCA owns and advised all that there are some that were sold and some deeded back but that we currently own 7 total units. Dirk asked about whether we had unlocked the double-doors for the patio doors from the living rooms and master bedrooms in units 12, 13, 14 & 15 so that they could be opened freely. He said that the ambiance of the units was compromised without that ability. Sharon and Debbie told the Board that they would check into it and see if we could fix the problem for the units affected by this issue.

### **OLD BUSINESS**

- a) **Living Room Furniture Replacement** – Debbie explained the status of the order for purchasing new furniture for all units in 2013. She told the Board that she went with Sharon and Suzie, Resort

Manager for Calini Beach Club to view a new type of sofa that a resort in Naples had recently purchased. She explained how that mechanism worked and that we had also been looking at another new type of sleep sofa that Sharon had arranged to be delivered to Calini last year. All of the resort managers on the West Coast of Florida went to check it out while it was on the Calini property. Debbie told the Board that she preferred the one that she saw at Calini but that we will order the one that will give us the best value so the price will help us make the decision as to which one we choose.

- b) **New Samsung LED Televisions**– Debbie reported to the Board that she had ordered a total of 32 new Samsung LED Televisions that should be delivered in the very near future. She told them that the order included 16 – 40” TV’s for each Living Room and 16 – 32” TV’s for each Master Bedroom and that because we’ve been replacing all of our tube TV’s with Flat Panel TV’s over the last few years, she’s determined that we will have enough Flat Panel TV’s to cover every TV on the property, thus we will no longer have the older tube TV’s on site.

## **NEW BUSINESS**

- 1) **2012 Audited Financial Statements** – The approval of the Audit was tabled until the April 27<sup>th</sup> Board Meeting.
- 2) **Installation of Natural Gas Lines and Natural Gas Tankless Water Heaters** – Debbie explained that she has met with both TECO Peoples Gas and Aqua Plumbing, our plumbing company to discuss the possibility of installing natural gas lines to each Bay Side unit at Little Gull and to determine the costs of installing all Gas Tankless Water Heaters in all units. She advised the Board that TECO had just advised her that they’ve finally determined that they will install the Natural Gas Lines to each unit at Little Gull at no cost to Little Gull. The only hold-up on them making this determination was that they have a policy that states that you have to be installing more than one appliance per unit, but that they had decided since our accounts are listed as Residential, they will authorize us getting the lines installed at no cost because we are going to be installing numerous Gas Tankless Water Heaters on the Bay side of the property. Debbie told the Board that she will definitely replace any water heaters with the Tankless Gas if they go out on the Beach side this year but we wouldn’t be able to install the ones on the bay side this year because TECO has to install the rest of the individual unit lines all at the same time to get the free installation offer.

## **ADJOURN**

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

Respectfully submitted,



Dirk Tolle  
Secretary of the Board