

Little Gull Condominium Assoc., Inc.
Annual Meeting
October 11, 2014

Frank Colwell called the Annual Meeting to order on October 11th, 2014 at 10:15 a.m. Present were – Vice President -Alex Quarles, Dirk Tolle – Secretary/Treasurer, , Leni Collet – Board Member - Via Go To Meeting, Debbie Trotter, Resort Manager and Richard Cunningham, Property Manager. Frank Colwell – Vice President and Michael Rissman – Board Member was absent.

There were 6 owners in attendance for the Annual Meeting. Jack and Francis Baad, Herbert Cliff Parker/Ann Smith and Peter and Carole MacFarlane.

PROOF OF MEETING NOTICE

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

SECRETARY'S MINUTES

Alex asked if there were any revisions to the 2013 Annual Meeting Minutes. Alex moved to approve the minutes as mailed. Leni seconded and the motion carried unanimously.

TREASURER'S REPORT

Debbie Trotter reviewed the August and September, 2014 Financials. She said that the resort was in good shape financially. She reviewed the accounts that Little Gull uses for its operation of the property and our income and expenses in detail noting that we are likely to be under-budget by year's end. Alex moved to approve the Treasurer's Report. Leni seconded and the motion carried unanimously.

PROPERTY MANAGER'S REPORT – Was reviewed by Debbie Trotter, Resort Manager

- As of the end of Sept, 2014 we had collected approximately 94.6% of the fees billed for the year.
- She reviewed the Sales and Rentals and said that they have picked up a little bit this year. The association currently owns 21 unit/weeks and they discussed having an Exclusive Owner's Sale via a Web Auction. Debbie provided a copy of the same sale from
- We had the palm and other trees trimmed in early September.
- TJ continues to do a great job on the landscaping and all of his maintenance duties.
- We replaced all of the mattresses on the property in January, 2014.
- Debbie reported that Little Gull has been rewarded with the Gold Crown Award from RCI again for 2014/15 calendar year and that our comment card scores are higher than they've ever been including having a perfect report for July 2014. She told the Board that the resort has actually had 4 perfect reports in the last 12 months which is almost unheard of with the RCI Comment Card Reporting.
- We also replaced the patio furniture in May, 2014
- We replaced the wooden walkway to Housekeeper's Laundry Room with brick pavers in the Spring.
- We are replacing all of the wooden walkways to the beach side units with brick pavers during maintenance.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Dirk Tolle read the proxy votes. We received 328 proxies and 204 are needed for a quorum.

a) **Election of Directors**

Alex Quarles – 295
Frank Colwell – 286
Leni Collet - 259
Michael Rissman – 259
Dirk Tolle - 296

b) **2014 Proposed Operating Budget**

For – 296 Against – 15

c) **Proposed Reserves**
For – 297 Against - 6

d) **Surplus**
For – 304 Against - 8

Peggy Boone celebrated her 20th Anniversary of her employment with Little Gull Cottages and was awarded a plaque by Cunningham Property Management Corp. for her dedication and performance over the years. She has been a superb employee over the years and this was acknowledged by Sharon and Debbie and the Board Members.

ADJOURN

The meeting adjourned at 10:45 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dirk Tolle', written over a large, loopy oval shape.

Dirk Tolle
Secretary/Treasurer of the Board