

Little Gull Condominium Assoc., Inc.

Board Meeting Minutes

April 2, 2016

Dirk Tolle called the Board of Directors meeting to order on April 2, 2016 at 9:30 a.m. Present were Dirk Tolle-President, Frank Colwell-Vice President, Michael Rissman-Board Member, and Leni Collet-Board Member. Alex Quarles was absent due to illness. Also, present were Rich Cunningham, Property Manager, and Marie Diffley, Resort Manager.

Proof of Meeting Notice

The meeting notice and agenda had been posted on the property in compliance with the Florida Statutes.

Secretary's Minutes

Dirk Tolle asked were there any changes to the minutes as presented. There being none, the minutes were approved.

Treasurer's Report

Dirk Tolle mentioned that accumulative balances of the PNC bank accounts are still total over \$250,000.00 limit. Rich and Marie will check into this and report back to the board on this via email. Michael Rissman made a motion to approve the Treasurer Report as presented. Frank Colwell seconded the motion. The motion passed unanimously.

Property Managers Report

Marie Diffley presented the Manager's Report.

Old Business

There was no old business to discuss.

New Business

The seawall repair was discussed, noted by Dirk it is and probably always will be an ongoing problem. As there is no seawall on neighboring properties. After current repairs, we will watch and discuss at a later date any future plans. We also spoke of the vegetation on both sides of the property line on the bay front and the need for major trimming. When our tree service makes its annual visit we will have foliage pruned back allowing a better view.

Two owners' previously asked the board to consider taking their units back. Mutlu LG04/52 and Cowan 08/42. Mrs. Cowan has passed away and her son is the executor. He signed papers and it was sold by

our Sales Dept in April. Mr. Mutlu's phone number is disconnected and has not responded to our correspondence. Mr. Mutlu's unit/week will be put placed on the foreclosure list.

Adjournment

Dirk Tolle made a motion to adjourn the meeting at 10:42 AM and Frank Colwell seconded the motion. There being no further business to come before the board, the meeting was adjourned.

Our next meeting will be a **Budget Meeting, August 13th @ 9:30.**