

Little Gull Condominium Assoc., Inc.

Post/Organizational Meeting

October 08, 2016

Dirk Tolle called the Post Annual Meeting to order at 10:46 AM October 10, 2015. Present were Alex Quarles, Dirk Tolle, Frank Colwell, Michael Rissman. Leni Collet was present by conference call. Rich Cunningham, Property Manager and Marie Diffley Resort Manager. Owner Nancy Lyons remained with us for our Post Meeting.

Proof of Notice

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

Old Business

The renewal of Cunningham Property Managements Contract was revised and reviewed by Dirk and Rich. The term of the Management Contract will be three (3) years with no increase in the management fee over the term of the contract. The contract will begin October 10, 2015. Michael Rissman made a motion to approve Cunningham Property Managements contract and was seconded by Frank Colwell. The motion was passed unanimously.

New Business

Alex Quarles made a motion to for the board officers to be as follows Dirk Tolle – President, Frank Colwell – Vice President and Alex Quarles – Secretary/ Treasurer. Michael Rissman seconded the motion. The motion was carries unanimously.

A motion to approve the 2016 Operating and Reserve Budget was made by Dirk Tolle and seconded by Michael Rissman. The motion was passed unanimously.

The Board Meeting dates and time for 2017

February 11, 2017 @ 9:30

April 15, 2017 @ 9:30

August 26, 2017 @ 9:30 Budget Meeting

October 14, 2017 @ 10:00 Annual Meeting

Owner Dave and Rebecca Crane wrote a letter concerning CPMC's Commission rates for the rental of their unit. The Board asked Rich to respond on behalf of both Cunningham Property Management and Little Gull and report back. Alex Quarles will then write a letter on behalf of the Board to Mr. & Mrs. Crane and forward to the Little Gull Board.

Mr. John T. Williams owns Unit 6 – Weeks 02,43, and has written a letter to the Board asking them to consider excepting \$1500.00 and the return of his weeks. It was decided that Marie Diffley would contact him with some options for keeping his weeks.

Adjournment

Dirk Tolle made a motion to adjourn the meeting at 11:53 and Alex Quarles seconded the motion. There being no further business the meeting was adjourned.