

Little Gull Condominium Assoc., Inc.

2nd Meeting of the Year

April 15th, 2017

Dirk Tolle called the Board Meeting to order at 9:30 AM April 15th, 2017. Present were Dirk Tolle, Frank Colwell, Michael Rissman. Leni Collet and Sandra Lang were available by speakerphone. Rich Cunningham, Property Manager, and Julia Langevin, Resort Manager, were present as well.

Proof of Notice

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

Secretary's Minutes

Minutes from the Post Annual meeting (2/11/17) were reviewed and approved as written.

Old Business

1. Update on Staffing – Rich updated the Board on the current staffing that has been in place since February, 2017. Rich also presented a spreadsheet to the Board asking for Little Gull to cover approx. \$2,500 up to LG's budget for Julia Managing Little Gull. Cunningham would still pay over \$11,000. Leni Collet made a motion to approve the coverage of funds and Sandra Lang seconded. 5 Votes yes.
2. Banking was brought up about too much money being in PNC/BBT accounts. The Board Suggested that we add this to Old Business and for Cunningham keep an eye on the accounts at this time as having 2 operating accounts makes it difficult for the accountant.
3. Internet bids were discussed – Rich informed the Board that Longboat Bay Club should have 3 bids by the end of April and they are hoping for a multi property discount. Once the figures are received – Rich will email the Board for their approval. Leni Collet recommended that the Board consider going with 300/300 speeds for Little Gull once the internet company is agreed upon.
4. ADA requirements were discussed – Dirk attended a meeting of Timeshare owners in Sarasota and spoke of requirements for pool lift and making rooms handicap assessable in the future. A lengthy discussion ensued and the topic will be revisited at future meetings.

New Business

1. Deed Back Policy – Dirk presented a memo to include in the next newsletter about how to dispose of your timeshare. The Board then decided a policy for deed backs at Little Gull consists of units being listed for sale 1st, if not sold – and maintenance fees are paid in full for the current year and then the Board will be notified about taking the unit back. Rich asked if the Board would like to see the newsletter before it was sent to the owners and all agreed.

Adjournment

Dirk Tolle made a motion to adjourn the meeting at 10:50 AM and Frank Colwell seconded the motion. There being no further business the meeting was adjourned.

The Board Meeting dates and time for 2017

August 26, 2017 @ 9:30 Budget Meeting

October 14, 2017@ 10:00 Annual Meeting