

Little Gull Condominium Assoc., Inc.

Annual Meeting

October 14th 2017

Dirk Tolle called the Board Meeting to order at 10:04 AM October 14th, 2017. Present were Dirk Tolle, Frank Colwell, Michael Rissman. Leni Collet and Sandra Lang attended by speaker phone. Rich Cunningham, Property Manager, and Julia Langevin, Resort Manager, were present as well. Owners in attendance were David and Darlene Jordan, Mr. & Mrs. MacFarlane, and Diane Thifault.

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 (8/26/17) were reviewed and approved as written.

Treasurer Report

Julia will discuss the financials in the managers' report.

Property Manager's Report

Julia read the property managers reports. Dirk Tolle spoke about chimneys on the roof and the small roof shed need replacing and small shed roof. Julia let the Board know that we have bids for the shed roof already and will be taking care of that soon.

Old Business

None

New Business

1. Rich asked to speak about Hurricane Irma and the owners/guests that lost their weeks due to power outage. Ms. Thifault asked why they could not use owner's units that sit empty each week or receive their maintenance fees back. Rich explained that those units are owned and fees paid for by the owner and we have no right to access them. He also explained with the auction starting, the Association on has 27 units and 32 owners displaced due to the storm and there is no way to make it fair for everyone. Mrs. MacFarlane said she was moved to another unit when there was a rodent problem and Mr. Tolle, President explained that is under the Resorts control and should not have happened so they did make sure to give them a unit for that week.

The Board discussed the dilemma and decided that no money, or units would be given to compensate the owners that missed their time due to a weather event beyond the Board's control. A precedence would be set if they were to compensate and they would need to continue to do so year after year. Ms. Thifault walked out of the meeting after giving the Board her proxy.

2. Election of Directors – 5 members were voted in by acclamation.

3. 2018 Proposed Budget – 261 Votes to approve

2 Votes No

4. Surplus – 206 Votes to approve surplus to 2019 budget

3 Votes No

5. Reserves – 256 Votes to approve Reserves

1 Vote No

Adjournment

Dirk Tolle made a motion to adjourn the meeting at 10:35AM and Frank Colwell seconded the motion. There being no further business the meeting was adjourned.

Date Approved

Michael Rissman