

Little Gull Condominium Assoc., Inc.

1st Meeting of the Year

February 10th, 2018

Dirk Tolle called the Board Meeting to order at 9:35 AM February 10th, 2018. Present were Dirk Tolle, Frank Colwell and Michael Rissman. Sandra Lang was available by speakerphone. Rich Cunningham, Property Manager, was also 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 (10/14/17) were reviewed and approved as written.

Treasure's Report -Rich discussed the financials with the board and answered any questions they had.

Property Manager's Report – Rich read the Property Manager's report and questions about replacing the wood siding with a concrete siding. Rich stated he would look into it for next meeting.

Old Business

New Business

1. **Audit** - The Board reviewed the Preliminary audit and all agreed to accept it to be finalized and sent to the State. Ratifying the audit will happen at the April meeting. Questions regarding bank charges were discussed. The Board requested clarification on the bank charge line item in the budget of \$5,700.00.
2. **Bank charges** – Rich was asked to get information on BB&T CD Program. Also do a spreadsheet on what each bank charges for fees.
3. **Maintenance Supplies and Repairs** – Rich discussed items that are placed in Supplies and repairs and answered any questions from the Board.
4. **Deed Backs** - The Board made a decision in a prior meeting that if the current year is paid Julia can take the unit back. Unit 13.48/49 is requesting a deed back – at this time Julia needs to write the owner about making payments for 2018 fees.
5. **Canadian Payments** – PayPal was discussed for taking payments, and discussion ensued. If the owner does not put notes, payments will not be able to be placed to the correct owner. The Board decided not to accept PayPal at this time. Julia needs to draft a letter about not accepting PayPal and explaining our procedures.

Adjournment

Dirk Tolle made a motion to adjourn the meeting at 10:44 AM. There being no further business the meeting was adjourned.

The Board Meeting dates and time for 2018

April 14th, 2018

August 25th, 2018 (both Sandra and Leni will be staying at the resort)

October 13th, 2018 Annual