

**Little Gull Condominium Assoc., Inc.**

**Annual Meeting**

**October 13<sup>th</sup> 2018**

Dirk Tolle called the Board Meeting to order at 9:30 AM October 13th, 2018. Present were Dirk Tolle, Michael Rissman. Leni Collet and Sandra Lang attended by speaker phone. Rich Cunningham, Property Manager, and Julia Langevin, Resort Manager, were present as well. Frank Caldwell was unable to make the meeting. Owners in attendance were Mr. & Mrs. MacFarlane.

**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 Annual meeting (10/14/17) were reviewed and approved as written.

**Treasurer Report**

Julia discussed the September financials. Treasurer report was reviewed and approved

**Property Manager's Report**

Julia read the property managers reports and answered questions from the owners and Board members.

**Old Business**

Sunset Clause was discussed. 2021 the owners will need to vote to continue the timeshare or turn ownership into Tenants in Common. The documents also state that we can extend in 10-year increments done by a special meeting. Dirk asked for state law on the Sunset Clause after the meeting. Sandra Lang asked for legal opinion and Rich stated the documents are clear but he would check for a better interpretation.

Dirk also discussed getting notification to owners about adding successors or place the deed into a Trust (changing the deed to the trust) now before something happens in the next newsletter.

Bedroom furniture was then discussed about upgrading Queens to Kings. If we take away the footboard and use a platform scenario – we may be able to put Kings in all the master bedrooms. Rich and Julia will be looking into it further in 2019.

## **New Business**

### **55.2% of the votes received**

1. Election of Directors – 5 existing members were voted in by acclamation.
2. 2019 Proposed Budget – 452 Votes to approve  
6 Votes No
3. Surplus – 444 Votes to approve surplus to 2020 budget  
14 Votes No
4. Reserves – 448 Votes to approve Reserves  
10 Vote No

Dirk wanted to ask the membership if anyone wanted to run for the Board. He requested that we put an application to join the Board of Directors in our next newsletter and continue to do so each year.

Sandra asked for an update on the Red Tide. It has cleared up but is not completely gone from Sarasota as of this meeting. There is a no swim advisory today due to bacteria but not from red tide.

Leni asked about the Pit area on the beach side. Rich let everyone know that the stumps are gone and we should start working on that area before the end of the year.

## **Adjournment**

Dirk Tolle made a motion to adjourn the meeting at 10:40AM and Sandra Lang seconded the motion. There being no further business, the meeting was adjourned.

---

Date Approved

---

Michael Rissman