

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

**Post Annual Meeting**

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

Dirk Tolle called the Board Meeting to order at 10:40 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 attend. 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 Statues.

**Old Business**

Special Utility Assessment – The town lowered the bill to \$55,824.08 – payable over 30 years @ 6% interest.

Leni Collet suggested making the first payment and let the first year go by to see if they tighten up their figures in 2019 once all the issues are fixed from the town of Longboat Key and their billing system.

Mrs. MacFarlane asked to speak – owner of Unit 12 week 2 –they wanted to let the Board know they are in favor of a King bed in the Master bedroom.

Comcast – Julia explained we are in a bulk account and they will not let us upgrade unless we have more than 75 units which would require that all of Cunningham Resorts go into a contract together. We would need to find the contract ending date and possibly go to another cable provider. **Contract thru 12/31/2025**

Pool railing covers were installed.

**New Business**

1. Election of Officers – Dirk asked again about placing a Board Application to go in the next newsletter. Leni Collet asked if the Board positions could stay the same as 2018. Dirk asked for a motion to keep the positions the same. Sandra Lang seconded. **Motion passed 4 votes Yes**

President – Dirk Tolle

Vice President – Frank Colwell

Treasurer – Michael Rissman

Secretary – Leni Collet

Board Member – Sandra Lang

2. Cleaning was brought up again about dusting blinds etc. Julia explained that a program was started to get into all empty units. However, Unit 1, 2, 7 and 16 are not empty often. Rich has gone thru many of Little Gull's empty units and was satisfied with the cleaning and staff's performance. Rich stated he feels the resort is on the right path but there is always room for improvement. Staff reports in details what is being done inside units each week to Rich and Julia and things are getting better.
3. Ratify 2018 Operating Budget – Dirk asked for a motion to ratify the 2019 Operation budget. Sandra Lang so moved and Leni Collet seconded the motion. **Motion passed 4 votes Yes.**
4. Board meeting dates for 2019

February 9<sup>th</sup>, 2019

April 13<sup>th</sup>, 2019

August 24<sup>th</sup>, 2019 (both Sandra and Leni will be staying at the resort)

October 12<sup>th</sup>, 2019 Annual

**Adjournment** - There being no further business the meeting was adjourned at 10:58AM

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Date Approved

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Michael Rissman