

Little Gull Condominium Assoc., Inc.

1st Meeting of the Year

February 9th, 2019

Dirk Tolle, President, was absent from meeting so Richard Cunningham asked if the Board present wanted him to handle the meeting for Dirk and all 4 members agreed. Richard Cunningham called the Board Meeting to order at 9:30 AM February 09th, 2019. Frank Colwell was present. Sandra Lang and Leni Collet were present by speakerphone. Michael Rissman phoned and would be 15 minutes late. Rich Cunningham, Property Manager and Julia Langevin, Resort Manager were also present.

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 (10/13/18) were reviewed and approved as written with **4 Votes Yes.**

Treasure's Report – Tabled until Michael Rissman was in attendance.

9:35 am Michael Rissman called in by speak phone until he could arrive at Little Gull.

Property Manager's Report – Julia read the property managers report and spoke about the Pit Area picture that was sent to the Board prior to the meeting. Rich wanted the opinion of the Board for the placement of the grills on the beachside Tiki hut area. 2 options were offered. Option 1 – Keep the set up the same as what Little Gull had in the past or Option 2 – Create a double grill box and move it beyond the Tiki hut area in front of Unit 1. The Board present voted 4 Votes Yes to Option 1 – keeping the set up the same as what Little Gull had in the past.

The Board asked about the policy for towels hanging over railings and porches. Julia explained that is a Longboat Key ordinance and is enforced by the staff. Rich said he would make sure that it is on the check-in rules and regulations sheet owners and guest sign for.

Treasure's Report – Rich read the December Pre and Post audit financials for December 2018 and answered questions.

Old Business

Town of Longboat Key Special Assessment – Each year the amount due will show on the Taxes for Manatee county. Rich asked Julia to get a payoff for the Special Assessment because the interest would amount to over 50,000 over the next 29 years and feels it is in the Boards best interest to pay it off early. Julia contacted the firm handling the assessment and they will be emailing a copy of the final payoff in the next week. Rich explained that the money is there to pay it in full.

The Board had questions.

1. When is Start Date of the project?
2. Who is in charge?
3. How long will this project affect Little Gull?
4. Will owners be without power/cable and phones during this time?
5. Will utilities charge a reconnect fee?
6. Details of the scope of work at Little Gull?
7. Have the neighbors been assessed and is the Town collecting twice for the same poles?

Sandra Lang asked if a representative could attend the meeting in August when all Board members are in attendance and Rich said he would look into it but did not see why they could not. In the meantime we would try and get some of that answered before the next meeting in April.

New Business

1. 2019 Audit – was not final as of this meeting – tabled for April meeting.
2. Smoking Policy – Dirk wanted this added to the Agenda to discuss Vaping. Dirk had to be absent so the Board discussed the current smoking policy. The policy in place is No Smoking in the Units. Owners/Guests can smoke anywhere outside on the property. The Board agreed that Vaping should be added to that policy in case someone did not consider vaping as smoking.

A discussion on amending the policy ensued. Leni Collet asked for no smoking at the Pool area, beach and grill areas on the beachside. Sandra Lang agreed. Frank Colwell was in disagreement about the beach and grilling area on the beachside and Michael Rissman agreed with Frank. Leni made a motion to amend the policy to include no smoking at pool, beach and grill areas. Sandra Lang seconded. More discussion went on and when Rich asked for a vote on the motion – 2 Yes and 2 No votes were recorded and the motion did not pass. Rich let the Board know that he would change the wording to Smoking/Vaping on the check in sheet until a new policy could be discussed.

The Board asked for this to be tabled until the April meeting when Dirk could be present.

3. Deed Back for Simon Meakin 9.35 -10.33 was discussed. Julia has tried to sell these units and a few others at 100.00 and the units have not sold. Mr. Meakin's mother has cancer and won't be traveling anymore for these weeks. The board asked what we normally do in this case. Julia explained that as long as the owner is Current with 2019 fees that the Board normally takes them back and tries to sell them before the next billing happens. The Board voted 4 Yes in favor of letting Mr. Meakin deed the weeks back to Little Gull.

Adjournment

Richard Cunningham made a motion to adjourn the meeting at 10:55 AM. There being no further business the meeting was adjourned.

Date Approved

Michael Rissman

The Board Meeting dates and time for 2019

April 13th, 2019

August 24th, 2019

October 12th 2019