

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

**1<sup>st</sup> Meeting of the Year**

**February 15th, 2020**

Meeting was called to order at 9:30am. In attendance was Dirk Tolle – President/Treasurer, Andrew Shiner – Vice President. By Speaker phone was William Geringer – Board Member, Leni Collet – Board Member and Sandra Lang – Secretary. Richard Cunningham of Cunningham Property Management and Julia Langevin – Resort Manager were also in attendance.

**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 (10/12/19) were reviewed and approved as written with **5 Votes Yes.**

**Property Manager's Report** – Julia read the property managers report. Furniture bids will be coming in for the next meeting. Bedroom and Living room furniture are always on the comment card lists that need replaced. The board asked to put something in the newsletter about the furniture so owners know we are working on the project. Leni asked about the cleanliness comments on the comment cards and asked if we share with the cleaning crew. Julia assured the board that we will be meeting with the cleaning company in the following week about the comment card comments. Rich explained that we have procedures in place for getting in empty units. He also explained that we have Karen 4 days a week that is doing a better job of getting in the units and we are seeing a great improvement. Carlos works on Saturdays only. We are working on remodeling the staff laundry which will help create more time to work in units by adding 4 washers and 5 dryers to be more efficient.

**Treasure's Report** – Rich read the Pre-Audit financials and answered questions. Audit was not completed by this meeting.

**Old Business**

1. Maintenance fees – The board was asked by Mr. Rodriguez to look at separating the 1-bedroom fees from the two-bedroom fees as he felt they should not pay as much as the larger units. Rich gave the Board a memo that showed how the fees were decided when Little Gull opened in 1982. The board discussed the memo and decided it was not a problem and did not want to incur an expense to change the documents and fee structure. Rich will reach out to Mr. Rodriguez.
2. Sunset clause was discussed next. Rich gave the board a memo to look over. We need 26 votes per unit 50% plus 1 to pass the extension of the Sunset clause. We will let owners know by email, newsletter and checking in to get the word out. Proxies are good for 3 years for this vote and not

30 days like the Annual Meeting for the budget. We have until November 2021 to hold a meeting for the vote. Leni asked that we send out email proxies first and see how many we get back in and work on it from there. Rich said he want to think about that versus the 2-step process and he will give recommendation at the next meeting. He will have a memo to the Board in the next 2 weeks.

3. Banking – Rich’s contact at the bank is no longer working there. He hopes to have the new person to come to the next meeting with a plan on the different accounts Little Gull can utilize.

### **New Business**

1. New software for Little Gull. It will allow online payments of maintenance fees. If implemented, more people will start using it and costs will increase on the budget. Little Gull lost 2,400 in accepting credit card payments. Rich wanted Dirk to know he would need to sign the contract if the Board decides to use this feature. Dirk asked Rich to check on a change in the rules for the convience fees that we can charge.
2. Audit – Rich went over the 2019 draft audit report with the Board. Sandra Lang made a motion to approve the audit draft as submitted, William Geringer seconded. **Motion Approved 5 votes yes.**

### **Adjournment**

Dirk Tolle made a motion to adjourn the meeting at 10:37 AM. There being no further business the meeting was adjourned.

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Date Approved

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Sandra Lang, Secretary

### **The Board Meeting dates and time for 2020**

April 18<sup>th</sup>, 2020 – Changed to May 30<sup>th</sup> 2020 due to Covid-19 issues.

August 22<sup>nd</sup>, 2019 (both Sandra and Leni will be staying at the resort)

October 10<sup>th</sup>, 2019 Annual