

# Board Meeting Minutes

**TOWN SHORES OF GULFPORT #216, INC.**

**NOTTINGHAM**

**October 17, 2024, 10:30 PM**

**Town Shores Conference Room**

## Call to Order

David Goldman, President, called the meeting to order at 10:30 AM.

## Roll Call

A quorum of the Board was present with David Goldman, Don Cameron, Pip Quillin, Terry Libich, Ron Gregory (via phone), Cheryl Heal (via phone), David Richardson (via phone).

## Minutes Approval

Dave Goldman moved to approve the minutes for 09/24/2024 as written. There were no board member objections, and the minutes were approved unanimously as written.

## Reports

**President Report - None**

**Treasurer Report - None**

**Committee Reports - None**

## Unfinished Business

- **Storm damage and water remediation (Discussion)** – Cornerstone was retained for remediation, in advance of the storms, by Dave Goldman. Pip managed the process with Cornerstone and reviewed that process during the meeting. With the wind-driven rain from Milton, in some cases, it was impossible to determine the source of the water intrusion. The board is looking into companies to repair any resulting drywall damage. Nottingham’s insurance declaration page can be found on the website.
- **Carports (Discussion)** – Each carport owner is responsible for the insurance on their carport. The \$6/carport/month fee that the building collects goes toward maintenance and general appearance only. Fortunately, the \$25,000 contract to paint the carports was never signed by David Goldman. Some scrap metal has been removed. The Board is

researching options and trade-offs as to selling the scrap vs. quick removal at no cost or benefit.

Owners should use the term “Suffered limited common element loss of use” when working with their insurance agent per David Goldman.

Replacement of carports requires that they be brought up to the current code.

## **New Business**

- **Set minimum permanent resident age to 21 – (Discussion and vote)** – Discussed directing legal counsel to prepare a proposed amendment modifying the minimum age requirement for a permanent resident to age 21 to be presented to the unit owners in the 2<sup>nd</sup> annual meeting notice to vote on all provisions of the documents wherever found.

This amendment will not be retroactive.

Dave Goldman motioned to: Vote to direct our legal counsel to prepare a proposed amendment modifying the minimum age of a permanent resident of the Nottingham building to age 21 to be sent out with the second notice for the annual meeting to the owners for a vote. Terry Libich seconded. The vote passed unanimously.

## **Adjournment**

With no further business, Dave Goldman moved to adjourn, Pip Quillin seconded, and the meeting was adjourned at 11:58 AM.

Respectfully submitted,  
Ron Gregory, Secretary  
11/1/2024