

TOWN SHORES OF GULFPORT # 201 BARCLAY HOUSE
BARCLAY HOUSE ANNUAL MEETING 12.2.24 6:10 pm AUDITORIUM
MINUTES

The meeting was called to order at 6:10 pm. All Board members were present. Eleven owners and 1 resident were present (Twenty-six owners were absent). Owners Vincent and Elizabeth Walsh were welcomed as was renter Judith Ney.

The **President began her report** stating that new state regulations have been imposed upon condos in FL because of the collapse of the Surf-Side condos in Miami. A Structural Integrity Reserve Study (SIRS) was completed in September. All-Peril Insurance will most likely increase next year by 15%. Flood insurance is based on FEMA and may not be affected. She also stated that our voluntary Barclay Board is often over-worked and that all owners' help is necessary to maintain our board and building. She thanked the residents who did help maintain our building. (A Board is mandated by the state and should we not have one, the state will take over). Hurricane restoration for the first floor residents is our board's priority, knowing that the laundry, storage and janitor's rooms also need restoration. Hopefully, the elevator will be repaired before Christmas.

As **Treasurer, Betsy** reported that as of 10.31.24, there is a surplus of \$10,815. This will change by year's end. An owner can access his/her account by logging into CINC's website [www. condo.cincwebaxis.com](http://www.condo.cincwebaxis.com) 901 followed by uni'st number. Regarding SIRS again, the Barclay needs an assessment of \$205,000 to complete the reserves. This law must be realized by the end of 2025. Legislation is working to relieve some of this. Our 52 year-old building needs about \$300,000 in necessary roof and plumbing repairs/replacements. The Masters may require an assessment of \$1300/unit for the seawall repair as well. Condo living is going to be more expensive each year.

Secretary Sandy Stare reported that she completed and filed all correspondence required by State Statute 718 and that requested by the Board President. **Director G Gonzalez** who oversees our parking requested that all new car owners give the secretary that identification. **Director Beau Sauer** who oversees all hired maintenance reported that Shannon is our new cleaner and is doing a good job. He reminded everyone that garbage is to be wrapped, plastic and aluminum be cleaned and boxes broken down before disposing in the trash room. **Director Teri Goodman** was thanked for her efforts in assisting the demolition team as the abatement is now done. **Cathy Culler** will continue to oversee the water heaters and laundry room.

Landscape Chair John Stare reported that they replaced 3 robellinis, moved 5 yds. of shell to the East island replacing the front with 3 yds. of river rock. Bushes dead from the hurricanes will be removed by Roger Hutton's team. Other bushes and trees have been trimmed and watered thanks to Beau and Deb Sauer. He reported that **Maintenance Chair Milt Douglass** helped implement the East island. Many thanks to Roger and Tom Calderwood for their contributions. **Social Committee Chair Peggy Breay** thanked her team for all the snacks and Thanksgiving meal they set up. **Decorating Chairs Dee Dumais and Carol Burnham** thanked their team for the Christmas decorating of the building. President Sierra thanked John, Ray and Paul DiFonte for the carport temporary repair.

The meeting was adjourned at 6:50 pm
Respectfully Submitted,

Sandra Stare, Secretary

Posted 12.3.24