

Board Meeting Minutes

TOWN SHORES OF GULFPORT #216, INC.

NOTTINGHAM

May 14, 2024, 10:00 AM

Town Shores Auditorium

Call to Order

David Goldman, President, called the meeting to order at 10:00 AM.

Roll Call

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

Minutes Approval

Dave Goldman made the motion to approve the minutes for 4/16/24 as written. Cheryl Heal seconded, and the minutes were approved unanimously as written.

Reports

President's Report

Dave Goldman reported on sales and rental activity in the building with units 215, 306, and 410 being sold, and unit 412 being rented for 6 months.

Dave next read a prepared statement regarding a letter of non-compliance sent by our legal counsel to a member regarding an underage, permanent resident, and the board would not take questions or make any comment. He said all questions on the matter should be directed to our attorney.

Treasurer's Report

Terry reported operating cash of \$179,363.56; other assets of \$605.00; and reserve cash of \$585,216.37, for total assets of \$765,184.93. He has received the final figures from the pipe relining special assessment project from Condominium Associates with a surplus in the amount of \$49,153.55. The use of these funds will be applied toward our building insurance premium which was approved at a prior meeting.

Unfinished Business

- Landscape Committee – The committee is to be established and will be chaired by Pip Quillin, with Ellie Guariello, Peg Rich, and Marie Jordan rounding out the committee. Pip spoke about some of the goals of the committee and that meetings

will be held, everyone is encouraged to attend, and suggestions are welcomed. Dave Goldman indicated that all meetings will be posted. A mission statement shall be established.

- Rule Enforcement/Fining Committee - Dave Goldman made a motion to establish the committee. Ron Gregory seconded the motion and the motion passed unanimously. The purpose of the committee is to enforce existing rules of the building. We will be asking for volunteers. A mission statement and procedures will be established.
- Parking lot update – Ron reported on work completed to date. The next phase of the project is tentatively scheduled to begin the last week in May, through the first week in June, schedules and weather permitting.

The west half of the parking lot shall be done first. This will consist of removing all parking stops, performing any needed asphalt repair, brushing on a seal coat, installing all new parking stops, and then painting all new lines, numbers, and markings. This process is expected to take ~3-5 days. The east half shall be done next in the same fashion.

During this work, there will be assigned parking in the available half of the lot. Those who already have assigned parking in this half shall use their own spots. Those who do not will be assigned spots in advance.

Dave Goldman said the Buckingham has generously offered us temporary use of some of their parking spaces. These spots will likely be filled with Nottingham vehicles belonging to owners gone for summer.

- Walkway repair update – Shawn from Structural Restoration is waiting for engineering drawings to be completed and for the permit from Gulfport. Shawn said he would speak to the Gulfport building department to see if work could begin after Gulfport reviewed the engineering plans, and then use the permit for final inspection and approval.
- Retaining and seawall repairs – Cheryl said Shawn from Bravo Property Services will perform the work. Cheryl has asked if they could begin prior to the start of the next phase of the paving project but has not heard back from them yet.

- Roofing update – Through our insurance consultant Carol Everhart, two of the roofing quotes we deemed best were sent to Forest White, Director of Underwriting for Citizens Insurance. Our goal was to have him evaluate the proposals to determine whether the resulting work products would satisfy their requirements for a new, 15-year insurable roof. Although we are not necessarily seeking a Citizens policy, their company seems to be the gold standard being used by other companies for insurability.

Ms. Everhart is also working with bill sponsor Senator Nick DiCeglie, and lobbyists of SB-1366, My Safe Florida Condominium Pilot Program (HB-1029), to determine what the procedure and timelines are for applying for available grants of this bill which, if awarded, could result in \$84,000.00 (\$1,000.00 per unit) from the state toward our roof replacement.

New Business

- Parking lot guest tag requirements – Dave Goldman moved to change the requirement for overnight guest parking tags from one night, to two nights before requiring a guest parking tag. Dave Richardson seconded the motion and the motion passed unanimously. However, it was later discovered that a rule change requires a 14-day meeting notice, so this vote is void and shall be revisited at a future meeting. An apology from Dave Goldman for the mistake was emailed on 5/17/24.

Brief Open Forum

None

Adjournment

Dave moved to adjourn the meeting. Ron Gregory seconded the motion. With no further business to discuss, the meeting was adjourned at 11:33 AM.

Respectfully submitted,
Ron Gregory, Secretary
5/16/2024