

GULFSIDE VILLAS
BOARD OF DIRECTORS MEETING
August 17, 2006

Meeting was called to order at 2:08pm, August 17, 2006. Board members present were: Ed Rawls, President, Dennis Peterson, Treasurer and Janice Goot. Also present were Brian Jones, property manager and Steve Goot. Proof of Notice was provided. Quorum was established.

Minutes to the last meeting on May 30, 2006, were presented by Janice Goot who acted as Secretary. Minutes were approved.

Dennis Peterson, Treasurer presented a Financial Report. An increase in electric expenses was apparent. It was noted that electric rates have increased, the pool heater has been installed, the pool lights are now working as is the night lighting. The Financial Report was approved.

Old Business:

A) The property manager presented the documentation and arguments from Unit 1 owner on why he should be reimbursed for damages to his unit caused by the September 2004 hurricane. It was noted that legal expenses to fight the owners assertions would likely exceed the reimbursement. It was also noted that the owner improperly handled this matter and that such practices should not be allowed in the future. On motion by Dennis Peterson, seconded by Janice Goot, Board approved the reimbursement of the expenses.

B) There was discussion concerning the lowest bidder, Pyramid Aluminum, for soffit repair to Building 3. Noted were the difficulties in their workmanship and warranty on the work they had done on the railings. Motion by Ed Rawls to approve the contract for Pyramid Aluminum, second by Dennis Peterson, motion passed. Janice Goot voted no.

C) There was discussion as to the deck extension vote. It was noted that previous legal opinions obtained by the Board directed that a majority of owners (11 of 20) were need to approve, not a majority of owners voting. The matter was tabled for further action.

D) Brian Jones detailed the various maintenance issues that have been recently completed.

E) Brian Jones advised that the front landscaping project is soon to be completed.

No New Business was brought before the Board.

Upon motion duly made by Ed Rawls, seconded by Janice Goot, meeting was adjourned at 3:35 pm.

Respectfully submitted,

Janice Goot, Acting Secretary.

Approved for the Association _____ Date _____

Minutes are not official until approved