

Sea Winds Condominium Association, Inc.
Meeting of the Board of Directors
Draft Meeting Minutes
September 22, 2012
Held at Onsite Clubhouse

1. **Determination of a quorum.** A quorum was determined with Mr. Hughes, Ms. Palmer, Mr. Peet, Mr. Weir and Mr. Bosworth.
2. **Call to order.** Ms. Palmer, President, called the meeting to order at 9:00 a.m. on the date and place noted above.
3. **Proper Posting.** Ms. Palmer confirmed that the meeting was posted in accordance with the Florida Statutes and the Bylaws of the Association.
4. **Approval of Minutes.** Minutes of the March 31, 2012 approved. All Yes, motion carried.
5. **Officer Reports.**
 - A) **President –**
 - 1) Ms. Palmer, discusses trespassers using the community pool. Management will mail an owners information form to all owners with a request to allow the association to distribute the phone numbers and contact information of all owners. Signs will also be posted for emergency contact numbers.
 - B) **Treasurer –**
 - 1) See Management Financial Report - **Exhibit A**. Mr. Hughes also briefed the Owners on the year to date financials. Much and tree trimming were
6. **Committee Reports.**
 - A) **Building and Grounds Committee – Jeff Peet Exhibit B**
 - OFFICE RENOVATION. Mike Huges makes the motion to approve the expenditure of \$3,500 to renovate the rental office. Motion seconded by Bob Bosworth. The Board approves to spend up to \$3,500 to renovate the office and including the association buying a new computer.
 - KITCHEN RENOVATION. Mike Huges makes the motion to approve the expenditure of 8,000 to renovate the kitchen. Motion seconded by Bob Bosworth. Motion carries.
 - BATHROOM RENOVATION. Mike Huges makes the motion to approve the expenditure of \$4,000 to renovate the clubhouse bathroom. Motion seconded by Peter Weir. Motion carries.
 - CLUB HOUSE SCREEN ROOM. Mike Huges makes the motion to expend up to \$5,000 to replace the screening. Peter Weir Seconds the motion. Motion carries.
 - B) **Rental Committee.**
 - 1) See Rental Report - **Exhibit C**.
A request from the membership to inspect the units on the rental pool during the off season to identify leaks and interior issues Mr. Weir agrees to start inspecting units.
 - 2) Mrs. Palmer reported that Sea Winds attorney review of Owner agreement indicates an increase in liability amount to \$1 million from \$300,000 is required. Cost to owners is estimated at \$50 to \$60. Mr. Weir said that he would revise the owner agreement and present to owners.

C) Managers report.- See Exhibit D

Management asked to leave the meeting at 10:27 am

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President's Report continued after Management company employees excused. President (Mrs. Palmer) reviewed Board of Director search for alternate Management company. President (Mrs. Palmer) discussed comparison of proposals from alternate Management companies that concluded Prudential Commercial Real Estate/Steer &Co was found to have the superior proposal and references. President asked for unanimous consent to enter into a contract for Sea Winds Condominium and Rental Program Management with Prudential Commercial Real Estate/Steer & Co. without objection.

Mr. Weir made an objection to entering a contract for Sea Winds Condominium and Rental Program Management with Prudential Commercial Real Estate/Steer &Co..

President then asked for any motion for BOD approval of entering a contract for Sea Winds Condominium and Rental Program Management with Prudential Commercial Real Estate/Steer &Co. Motion was made by Mr. Hughes. Motion was seconded by Mr. Bosworth. Motion carried 4-1 with Mrs. Palmer, Mr. Bosworth, Mr. Peet and Mr. Hughes voting yeah, Mr. Weir voting nay,

Adjournment: Next Board of Directors meeting scheduled for October 22, 2012 at 7pm at the Sea Winds clubhouse. There being not further business to conduct, Mrs. Palmer motioned to adjourn the meeting with Mr. Hughes seconding and all voting yes at 11:20 am.