



**Gulf Harbors Civic Association Inc.
General Meeting Minutes 10/05/2023**

Sue Gorham Presiding

Call to order

A meeting of The Gulf Harbors Civic Association General Session Meeting was held at Gulf Harbors Civic Association by Board of Directors Chair on 10/05/2023 at 7:30 pm EST.

**Pledge of Allegiance to the Flag
Attendees 36 Households – We have a Quorum**

Board Member Attendees included:

Vice President Bill Longstreet
Treasurer Larry Williams
Secretary Joan Thrailkill
Director of Ways and Means Diane Alesci
Director of Maintenance Craig Thiesen
Director of Hall Debbie Demars-Clark
Director of Public Relations Mitchell Kobernick
Director of IT and Security Todd Cummings

Board Member Absent included:

President Paris Tsirnikas
Director of Membership Juanita Kurkechian

Approval of The Minutes:

Motion made to accept the minutes from the May 4th and the September 7th General Membership Meetings. Motion seconded. Motion approved.

Guest Speaker Nominating Committee Chair:

- Announced they are still looking for Candidates for the open Board positions.
- Announced that they are looking for five people for next years Nominating Committee.
- Secretary announced that the Nominating candidates can also stand from the floor in November and if more than five are interested it will go to a ballot vote in December.

Board of Directors Chair

- Announced that there will be a vote on the Amendments to the Article of Incorporations. The articles have never been updated and on the recommendation of the attorney changes have been made. The amendments were presented at last months General Meeting, copies have been in the office, they have been posted on the Website and the membership has been emailed.
- Questions from the floor on why things were removed in regards to the wording of the community. This was done at the attorney's recommendation. It was noted that the only changes that were made outside of the attorney's recommendations was to change it from lot owners to residents. Member asked why that was done and it was explained that the association consist of residents of Condos not just single-family lot owners.
- Motion made to have the Amendments to the Articles of Incorporation approved. Motion seconded. Motion approved with a 2/3 majority.

Vice President

- South Channel boat ramp repairs, we are in the process of getting quotes
- Speed sign will be getting moved further down Flora mar after the new charger is installed.
- Working on the seawall

Secretary

Reporting on behalf of Membership:

- Members 1005
- Keys 443

Two items that members brought up at the previous meeting for The Board to look into.

- 1.) Is the Water Company still working in the neighborhood and yes, they are and they could not provide an end date at this time.
- 2.) Request to have Duke put in underground lines. Paris spoke with Duke and they looked at their three-year plan. We are not on their list and because we are not a private community, we cannot request to be put on the list. Had we been a private community and requested to be on the list it would be done at our own expense. What determines being put on the list by Duke is the number of outages and age of equipment.

Director of Ways and Mean

- Vendor event was a huge success have a check for \$2654.00 Friends of The Library did very well and a letter was sent thanking us.
- Fashion Show donated \$1000.00
- Fish Fry is coming up and tickets are limited but still on sale.
- November 11th is the Harbors Market
- December 3rd is the Childrens Christmas Party
- February 10th. Is the Casino night please join it is our largest fundraiser.

Director of Hall

- Three rentals this month and have been fielding calls for the rest of this year and into next.
- Decorating the Hall 12/18 at 10:00 AM. Asking for Volunteers to help out.

Director of IT

Exploring adding a second camera at the entrance next year.

Director of Public Relations

- New State law passed in regards to the age limit on driving a Golf Cart. Under 18 must have a learners permit or driver's license. If it is a learner's permit must have a licensed driver with them.
- House on the corner of Blue Heron and Topsail. Did get the grass cut and working towards getting the house placed on the demolition list by the county.

Director of Maintenance

- Due to the cost of living the cost to repair the dock has increased
- Member asked about the hurricane shutters on the windows in the bathrooms. Responded that the intention was to wait until after the Hurricane season to remove. Member raised a concern that, they could not climb out that window in case of a fire. It was confirmed that the bathroom door does not lock and rear sliders in the building are one of several exits. The shutters will be removed.

Treasurer

- Report on financials documents attached.
- T Bills are coming due the end of the month and will report on results next month
- Operating balance sheet, we have been consolidating to Regions Bank.
- The one account for credit cards should be closed by the end of the year.
- Month of September Pancake Breakfast, Hall Rentals and Special events have contributed well.
- Reported the first four or five months of year we get 87% of our income. Going forward we will get very little income until the end of the year. It takes \$9000 to \$12000 a month to run the building.
- Member asked to see what the reserve funds on hand were on 1/31/2023. Responded director would look into it.
- Member asked about the rising interest rates and what impact it will have. Responded that as of today do not know, but will know more after talking to the investment banker the end of the month. Will listen to what the bankers have to say and will be able to report next month.
- Conversation ensued about different investment options. Response that he will be considering advice from the Banker.
- A member recommended not to go out more than 1 yr.
- Director read letter to the Membership, on the recommendation of The Board of Directors asking them to approve a motion to increase dues in 2024 to \$125.00.
- Motion made to increase dues in 2024 to \$125.00. Motion seconded. Motion withdrawn.
- Conversation ensued as to why it was it was not mentioned in the email that this was being voted on. Member stated that she was in favor of it last year and is in favor of it this year but wants to see more members present to vote.
- Member requested that meeting agendas be put out prior to the meeting. Noted and will be communicated to the President.

Club Announcements

Pancake Breakfast Club –

- October will be serving Pumpkin Pancakes. Last month we had a large table with 21 people in one group.
- Third Sunday of every month from 8 -11:30.

Womens Club

- Next Wednesday we join the Ladies from the Woodlands for our Witches Brew.
- Life on the Gulf is rolled the end of the month.
- Next will be the annual Cookie Sale in November and December, asking for those to donate as well as join.

Calusa Club

- Last month had a shrimp boil, a fish fry and trip to Caladesi Island. Some spent the weekend.
- This month 3 Rooker. Anyone interested please come out and join.
- Must have a boat, meetings 2nd and 3rd Thursday of the month.

Tonight's Refreshments provided by The Social Club

Adjournment

Motion that the meeting be adjourned, Motion seconded and this was agreed upon at 8:20 PM EST.

Summary of Motions:

- Motion made to accept the minutes from the May 4th and the September 7th General Membership Meetings. Motion seconded. Motion approved.
- Motion made to have the Amendments to the Articles of Incorporation approved. Motion seconded. Motion approved with a 2/3 majority.
- Motion made to increase dues in 2024 to \$125.00. Motion seconded. Motion withdrawn.

(via electronic signature) *Jean Thraikill*

Secretary

Date of approval