



Gulf Harbors Civic Association Inc.  
Board of Directors Meeting Minutes on 02/27/2023  
*Chairman of The Board Sue Gorham presiding*

**Call to order**

A meeting of The Gulf Harbors Civic Association Board was held at Gulf Harbors Civic Association and called to order by The Chair of the Board on 02/27/2023 at 7:00 pm EST.

**Pledge of Allegiance to the Flag**

**Board of Director Attendees**

President Paris Tsirnikas  
Vice President Bill Longstreet  
Treasurer Larry Williams  
Secretary Joan Thrailkill  
Director of Membership Juanita Kurkechian  
Director of Public Relations Mitchell Kobernick  
Director of Ways and Means Diane Alesci  
Director of Hall Debbie Demars-Clark

**Board of Directors Absent**

Director of IT Todd Cummings - Absent  
Director of Maintenance -Vacant

## **Reading and Approval of minutes**

A motion to approve the minutes of the 1/30/2023 Board meeting. Motion seconded. Motion unanimously approved.

## **Committee Member Speakers and Guests**

- Gina Thomas, Editor of Life on The Gulf. Gina has been doing the Life on The Gulf publication for about a year. Request information to be submitted by the 8<sup>th</sup> of the month. Discussion on how the pages get laid out and what determines the pages that get color.
- Doug Traub/ Bylaws – Overview of the Bylaw monthly report – report attached. Overview of the updates he made to the Articles of Incorporation.
- Motion made to allow the Amendments made to The Articles of Incorporation be presented, on approval of after attorney review, to the membership in April to be voted on by the membership in May. Motion seconded motion unanimously approved.
- Discussion ensued on making minor changes to the Bylaws that would clarify and give the ability to vote electronically at General Membership Meetings. Decision to have chair email changes and the board to review and vote on prior to the Thursday night General Membership meeting. President called a special board meeting for Thursday 3/2/2023 7PM.

## **Old Business**

- Job description for new Director of Media -Mitch, Todd, Joan -Tabled
- Research results of TV for signage -Mitch, Todd, Bill -Discussion on electronic signage and approaching the membership about reallocating the funds for the AC.
- Research results of flag repositioning -recommendation to have 2/3 flags flown -Bill -Announced flag cannot be repositioned due to cost and permitting instead will be working on repairing the current base instead. Since we won't be replacing the pole, the single American Flag will stay.
- Research results of Events Liability insurance -Diane – Tabled for 1 month
- Result of email updates -Director of Hall -Todd/Debbie - Completed
- Results of final action on deed restriction legal case involving RV -Mitch -Lawsuit complete – report attached
- Under Surveillance Signs – Todd - Tabled

## **Reports of Board Members**

### **President**

Announced the resignation of the Director of Maintenance, effective 2/21/2022, due to personal reasons.

- Motion to approve association Policy #2 Hall Rental Privileges to Qualified Members. Motion seconded. Motion unanimously approved.
- Motion to approve Policy #3 Boat Ramp Operation with the attention to item 7 on the handout form to include the term personal property. Motion seconded. Motion carries. 7 in favor, 1 against.
- Motion to approve Association Policy #12 Board of Director and Committee Member recognition. Motion seconded. Motion unanimously approved.
- Motion to approve Policy and Procedure for Director of maintenance. Motion seconded. Motion unanimously approved.
- Motion to approve Policy and Procedure for Volunteer Coordinator. Motion seconded. Motion unanimously approved.

- Motion to bring to the membership meeting Thursday, March 2<sup>nd</sup>, the request for approval of Climate Control's quote to replace the AC in the Annex, Motion seconded. Motion approved.
- Motion to approve the request of Christian Investing to become an associated club. Motion seconded. Motion unanimously not approved.
- Request made for directors to have a report for the General Membership Meeting.
- Announced Per director of IT: Flock Safety: We have received our Permit for the flock safety cameras. The site survey was conducted on 2/22/23. The camera will be installed around 3/3/23.
- Announced Policy and Procedures that will be up for vote next month. – Director of Hall, Director of Membership, Deed restrictions, Sgt of Arms.
- Requested a copy of the new candidate form from the Nominating Committee.

### **Vice President**

- Annex update -done before May
- Maintenance items; Kitchen – no new updates, committee is working on plan of action. Suggested a cheaper option with a general clean up with paint, replacing of ceiling tiles.
- Club's request to have additional TP Dispensers, announced unable to install instead will look for a means to have extra rolls of TP placed in the bathrooms.
- Announced will be ordering and replacing the rear door lock
- Office storage closet – will be re configured and changed before May

### **Treasurer**

- Announced still doing very well. Acknowledged as the year goes on more expenses will be incurred.
- Announced April reserve funds will post statement of interest.
- Acknowledged Flood Insurance funds are at \$100,000.00
- Announced preference would prefer expenses such as AC come out of operating funds, by reallocating funds, if possible. Announced replacement of AC would be a Cap X expense.
- After being questioned Director will look into why GHCA clubs accounts aren't on the balance sheet.
- Premium on Bonding Policy has been paid and is in effect.

*Reports attached*

### **Secretary**

- Announced getting quotes from attorneys to review the Amendments to the Articles of Incorporation and the bylaws. Have contacted Ellrod, Waller and Becker Law firms. Brief overview of the services that Becker provides with their electronic voting system.
- Discussion ensued about what is considered present per Bylaws and state Statute's. Bylaw Chair tasked to present a recommendation of Bylaw change that would allow e-voting at general membership meetings. Decision to hold special board meeting prior to presenting to membership.
- Updates from Nominating Committee- they stated they will be meeting the second Wednesday of the month in the library at 7:00 PM. Have not received any formal reports or minutes. They did send a copy of the new application form and I will provide copies.

### **Director of Ways and Means**

- Announced Casino night was a huge success – thanked the board for all of the help \$14717.00 net \$7580.00. Announced largest fundraiser known to the association.
- Announced that beach after agreeing to do the Easter Egg hunt has stated they will not be able to do it and GHCA does not have another means to put it on. Will be discussing with the Beach Club at their meeting in March.
- Harbor Market 4/29
- Members only event in July – Band is \$2000.00
- Water show in October put on by The Board of Directors – date to be determined
- Country night 9/1
- Jam Jones 10/21
- Announced obtained list of GHCA club members.
- Discussion ensued in regards to other club's rental contracts and list of GHCA members in those clubs.

### **Director of Maintenance**

Vacant

### **Director of Hall Rental**

- P&P to be reviewed and voted on next month
- Only one rental for March
- Reviewing and renewing contracts

### **Director of IT and Security**

- Absent- no report – President announced Flock Safety installed 3/3.

### **Director of Membership**

- Discussion on procedures for dues not paid by February 1st.
- 790 Members - 227 Boat Ramp Keys
- Block captain meeting on the 11<sup>th</sup> – hope to use them as the welcoming committee
- Stated can be at events to take membership applications but would have to mail cards without having office staff present.
- Questions about renters and owners and memberships/ associate membership.

### **Director of Public Relations**

- Westshore home installed shingle roof. One letter has gone out, will be sending a second. Next steps will be the attorney letter.
- Topsail home will be at the attorney letter level.
- Director was asked if the Deed committee issues letters for street parking- announced no they do not and the letter issued to a resident and posted on social media was not a form we are currently using.
- Director asked about boat and trailer parking. Stated he has issued more letters.
- **Summary of Motions**
- A motion to approve the amended minutes of the 1/30/2023 Board meeting. Motion seconded. Motion unanimously approved.
- Motion made to allow the Amendments made to The Articles of Incorporation be presented, on approval of after attorney review, to the membership in April to be voted on by the membership in May. Motion seconded motion unanimously approved.

- Motion to approve association Policy #2 Hall Rental Privileges to Qualified Members. Motion seconded. Motion unanimously approved.
- Motion to approve Policy #3 Boat Ramp Operation with the attention to item 7 on the handout form to include the term personal property. Motion seconded. Motion carries. 7 in favor, 1 against.
- Motion to approve Association Policy #12 Board of Director and Committee Member recognition. Motion seconded. Motion unanimously approved.
- Motion to approve Policy and Procedure for Director of maintenance. Motion seconded. Motion unanimously approved.
- Motion to approve Policy and Procedure for Volunteer Coordinator. Motion seconded. Motion unanimously approved.
- Motion to bring to the membership meeting Thursday, March 2<sup>nd</sup>, the request for approval of Climate Control's quote to replace the AC in the Annex, Motion seconded. Motion approved.
- Motion to approve the request of Christian Investing to become an associated club. Motion seconded. Motion unanimously not approved.

**Unfinished Business**

- Job description for new Director of Media -Mitch, Todd, Joan -Tabled
- Research results of Events Liability insurance -Diane – Tabled for 1 month
- Under Surveillance Signs – Todd – Tabled

**New Business**

Concern over Golf Cart Activity. Deputy mentioned that Topsail and Floramar are state roads. This will be researched. Unlikely since we are a golf cart community.

Golf Cart parades are not a GHCA sanctioned event.

**Adjournment**

Motion that the meeting be adjourned, and this was agreed upon at 9:50 PM

(via electronic signature) *Jean Thraill*

Secretary

4/3/2023

Date of approval