**2018 Annual Meeting Minutes**

**Wednesday, January 17, 2018, 5:30 p.m.**

**Gulfstream Towers Association**

**33 S Gulfstream Avenue**

**Second Floor Lobby**

**Sarasota, FL 34236**

**Call Meeting to Order**

President Bruce Bergen called the 2018 Annual Meeting to order at 5:30 p.m. with a quorum present and verification of proof of notice properly posted.

**Present**

Bruce Bergen-President, Wulf Stegelmann-Vice President, Fred Murrell Treasurer, Ann Godmere Secretary, Directors Peter Baldi, Maurice Dinneen and Patricia Schroeder.

**Board Members**

Two Board members completed their tenures and chose not to run for the 2018 Board of Directors. Patricia Schroeder and Maurice Dinneen were the outgoing board members. Two new board members were elected, Ed Kanis and Dan Kois.

**Reading and Approval of the 2017 Annual Meeting Minutes**

Bruce Bergen made the motion to approve minutes of the 2017 annual meeting, Ann Godmere seconded, and the motion carried.

**Results of initiatives**

**Initiative 1A:** This authorizes the Board to change the exterior of the building by adding the items included in the Building Security Project. **Initiative failed**

**Initiative 1B:** This authorizes the Board to fund the Building Security Project from the Common Area Renovation Reserve Account. **Initiative failed**

**Initiative 2:** Authorizes the Board to transfer $18,000 from account 26005 Common Door Reservations subaccount to account 26065 Plumbing Reserves. **Initiative passed**

**Initiative 3:** Authorizes the Board to move funds and sub-accounts from Reserve Account 26007 Unit Window/Door Reserve into Reserve Account 26005 Doors/Windows Reserves. **Initiative passed**

**Project Reviews**

**Financial Review**

Budget documents will be posted on the website. The GSTA Reserve Budget-Fully funded January 1, 2018 to December 31, 2018 was approved. We have approximately $500K in reserves.

**Committees**

Fining, Architectural and other Committees will be discussed in detail at the next meeting on January 24, 2018.

**Windows & Doors Project Review**

We completed the windows and doors project in 2018. We started with New South Windows to install the windows, and they proved to be an irresponsible vendor. We decided against them for the door installation, and instead hired Weather Tite Windows. They proved to be a very reliable vendor. Hurricane Irma proved that our new hurricane windows and doors worked properly.

We continue to have problems with Shwinco installations of the larger windows, and are dealing with each issue as it arises.

Our wind mitigation survey was 100% better than five years ago. Unfortunately, our building insurance is going up by $2,000, even though we expected it would go down by approximately $9,000 to $11,000 when we got our building to 100% hurricane compliance. The insurance company blames the natural disasters from all over the country.

**Pipe Replacement**

The main project goal for 2018 is to complete the pipe replacement project. This is our last large maintenance initiative. We can then move on to remodeling projects.

**Washing Machine Replacement Overview**

We will be terminating the Washco contract in late February, and will ask them to remove the machines the first week in March. We have purchased the new front loader washers and dryers, and will install those after a makeover is completed for each laundry room. We purchased a high-level service agreement and warranty for all the machines.

**Information Seminars**

We will continue to provide information seminars in 2018, but most likely every other month versus every month. The first one will be a Ringling Professor brought to us by Sonya. He is an expert on the history of Sarasota and our building.

**Parking**

We are determined to solve the parking issues in 2018. Bruce is taking on this initiative the first quarter of 2018.

**2nd Floor Renovations**

Once we complete the plumbing project, we will revisit the 2nd floor renovation. Take some time to view the goals and architectural renderings on the wall leading to the kitchen and in the kitchen.

**Meeting Adjournment**

With no other matter before this board, President Bruce Bergen made a Motion to adjourn the meeting; Fred Murrell seconded and the motion carried.

The meeting adjourned at 7:06 p.m.

Submitted by:

Ann Godmere

Board Secretary