2019 ANNUAL MEETING

**MEETING MINUTES**

GULFSTREAM TOWERS CONDOMINIUM ASSOCIATION, INC.

WEDNESDAY, JANUARY 16, 2019

AT 6 PM

33 SOUTH GULFSTREAM AVENUE

SECOND FLOOR LOBBY

SARASOTA, FLORIDA 34236

**Call meeting to order**

Meeting was called to order at 6:02 p.m.

**Presiding Officer - Board President**

Bruce Bergen presided over the meeting.

**Determination of quorum**

A quorum was determined with all board of directors present.

**Proof of notice**

A proof of notice was posted.

**Counting of initiatives and survey questionnaire**

The counting of the initiatives and survey questions was conducted properly.

**Reading and approve of minutes from January 18, 2018**

The minutes were approved. Ann Godmere made the motion and Dan Kois seconded the motion. Motion carried.

**Results of initiatives and survey**

The results were read to the association by Lauren Pulsifer. The results are listed on the next two pages.

**Owners comments**

Bruce Bergen took questions from the association members. Questions included peephole project, plumbing, parking, 2nd floor redesign, lobby remodel, and increase in assessments,

**Adjournment**

Ed Kanis made the motion to adjourn and Dan Kois seconded the motion. The meeting was adjourned at 7:37 p.m.

**2019 Ballot Initiatives**

**Initiative #1 – New Lobby Door to Alley – YES or NO - PASSED**

Total and per unit estimated cost: $5K/$71

Would you authorize the installation of an additional exit door? The new door would be placed across from the mailboxes in the lobby. A new opening underneath the stairs will be required. The door will be a glass storm door that would open to the alley with a slight ramp.

The new door would be fobbed for residents and properly lit, and a camera would be added for security. The concept came about due to the sliding doors in the lobby not functioning properly during weather emergencies.

**Initiative #2 – Exterior Expansion of the Bike Room – YES or NO - DID NOT PASS**

Total and per unit estimated cost: $15k/214

Would you authorize the expansion of the bike room?

This expansion would change parking spot #16 to a single from a tandem parking space. The bike room is near capacity and needs updating. The project would include knocking out the north wall, adding three concrete walls, reinstalling the windows, adding an exhaust fan, moving the doorway to an interior location and pouring a concrete floor.

**Initiative #3 - Exterior Trash Room Door Change - YES or NO - PASSED**

Total and per unit estimated cost: $3K/$43

Would you authorize changing the trash room bi-doors with a garage-like white metal rollup door for easier access and a cleaner look?

**Initiative #4 – Exterior North Storage Room Safety Exit - YES or NO – DID NOT PASS**

Total and per unit estimated cost: $4K/$57

Would you authorize adding a glass storm door directly across from the northern fire stairwell for direct line of sight access to the deck during emergencies?

**Initiative #5 – Interior Office Window Renovation - YES or NO - DID NOT PASS**

Total and per unit estimated cost: $5K/$71

Would you authorize the replacement of the two oddly sized single pane windows in the office, with two storm windows of equal but smaller size (52H x 40W), and the rebuilding of the concrete/stucco frame surrounding them?

**Initiative #6 – Mandatory Automatic Assessment Payments - YES or NO - PASSED**

Total and per unit estimated saving: $2K/$29

Vote yes or no to the following legal wording:

All quarterly association assessments will be paid by automatic check deposit to the

association checking account, effective January 1, 2020.

**2019 Survey Questions**

**Question #1 - YES or NO YES**

Do you think that all 70 owners should have equal right to park on-site?

**Question #2 – YES or NO YES**

Do you think it is fair to assign parking on-site based on the amount of time an owner spends here? Meaning, those that are here more (a full-time resident or seasonal) are given priority over those that are here less (those that are here for a week or two per year).

**Question #3 – YES or NO YES**

Do you think it is fair to assign an owner a space off-site if the garage is full upon their arrival?

**Question #4 – YES or NO NO**

Do you believe it is fair that owners with two cars in tandem spaces are provided with inside parking, while some owners no parking at all on-site?

**Question #5 – YES or NO YES**

Would you support a plan for 70 parking spaces, one for each resident, by using the open area of the second-floor deck?

**Question #6 – YES or NO NO**

Would you be open to moving the pool to another location on the second floor in order to make room for 10 additional parking spaces?

**Question #7– YES or NO NO**

Would you be open to a new plan of an integrated comprehensive parking and reorganization/renovation of all common areas?

**Question #8 – YES or NO NO**

Would you be open to a more formal entry room (where the front tunnel entrance is now) as seen in other downtown condominium buildings?

**Question #9 – YES or NO NO**

Would you recommend that association hire a concierge to assist residents with the little things associated with condominium living? This would require an additional assessment for all owners to pay for the concierge. We ask this question to point out to the owners that the staff and the volunteer board handle the business of the association and are not obligated and do not have the time to perform personal tasks or favors for the owners.

**End of Ballot**