

**CHATHAM House, No. 202, Inc.**  
**Board of Directors**  
**REGULAR Meeting AGENDA**

**DATE/DAY/TIME: June 18, 2024, Tuesday at 10:00 AM**

**LOCATION: Town Shores Clubhouse Auditorium, 3210 59<sup>th</sup> Street S, Gulfport, FL 33707**

**ZOOM/DIAL-IN:** Join Zoom Meeting  
<https://zoom.us/j/92023005506?pwd=cExZDJ5VU1Lcm5mcXF1VklFTmovUT09>

Meeting ID: **920 2300 5506**

Passcode: **CHATHAM**

1. Roll Call
2. Read and or Waive, past minutes of meeting on 5-21-24
3. Reports:           President/Treasurer  
                          Vice Presidents  
                          Secretary  
                          Directors  
                          Property Manager  
                          Masters Delegates  
                          Committees            Budget  
  Building Maintenance  
  Communications  
  Landscape  
  Preparedness
4. Unfinished Business   SIRS  
                                  Construction Update
5. New Business           Florida Legislative Updates (House Bill 1021, Statute 718) Effective 7-1-2024
6. Open Discussion       **Three (3) minutes for each unit owner attendee wishing to speak who has signed up in writing (with a BOD member) SIGN-UP OPPORTUNITY EXPIRES Monday, 6/17 @ 9AM**
7. Adjourn

*Next Regular Meeting Tuesday, July 16, 2024 at 10 AM TS Clubhouse Auditorium*

**Chatham Board of Directors**

*Chatham By-Laws:* No notice of a BOD meeting shall be required if the directors meet by unanimous written consent. The Directors may, by resolution duly adopted, establish regular monthly, ... meeting. If such a resolution is adopted, no notice of such regular meetings of BOD shall be required. Resolution adopted 12/4/2023.

*FL Statute 718:* Except in cases of emergency or when longer notice is required by law, notice of board meetings must conspicuously posted on the association property **at least 48 continuous hrs. in advance of each meeting.**

6/10/24 created  
6/11/24 posted

**CHATHAM Building, No. 202, Inc.**  
**Board of Directors**  
**Regular Meeting**  
**MINUTES**

*Approved 7.16.24*

**June 18, 2024**

At 10:00 AM, President opened the Chatham Regular Board meeting on Zoom and at Town Shores Clubhouse Auditorium

**1. Roll Call**

President-Treasurer	Barney Brill	Zoom
Vice President	Ute Swerdloff	Absent with notice
	Tom Money penny	Zoom
Secretary	Ruta Misiunas	Zoom
Directors	Bob Girard	Zoom
	Lisa Glegg	In-Person
	Gary Simms	In-Person

**Attendees:**

Property Manager	Amy Ringel	In-Person
Masters Delegates	Ken Branch	Absent
	Michele Lamontia	In-Person

**Committees:**

Budget	Barney Brill	Bob Girard	Tom Money penny	Doug Hoagland-A
Building	Gary Simms	Lucien Swerdloff-A		
Landscape	Ute Swerdloff	Diane Scarbrough		
Communication	Ruta Misiunas	Sandra Branch	Sherry McBay-A	
Preparedness	Gary Simms	Ken Branch		

**2. MOTION:** Reading of previous 5/21/24 minutes be waived and accepted as written Carried 6/0

**3. Reports**

President/Treasurer	written report maintained in BOD office
Vice Presidents	written report maintained in BOD office
Secretary	written report maintained in BOD office
Directors	none
Masters Delegate	none
Property Manager	none

**Committee Reports:**

Building	Maintenance form for building distributed to Board of Directors.
Budget	Barney met with CA AR person discussed their system. The Board awaits findings of SIRS report.
Communications	Both Condominium Associates and Town Shores of Gulfport web sites updated.
Landscape	No report
Preparedness	No report

**CHATHAM Building, No. 202, Inc.**  
**Board of Directors**  
**Regular Meeting**  
**MINUTES**

*Approved 7.16.24*

4. Unfinished business

SIRS had questions regarding how the financial system works under Condominium Associates. Report expected soon. Construction updates include Tar Heel Roofing Co. proposal for roof repairs. Possible roof leak into 4<sup>th</sup> floor unit requires imminent repair.

**MOTION:** Accept Tar Heel proposal of \$2650 for roof repairs with addition of yearly maintenance not to exceed \$1500. Bob/Barney 2<sup>nd</sup> Carried 6/0

5. New Business

Florida Legislative Updates effective July 1, 2024 summarized.

6. Open membership discussion: No one signed up to speak. President opened the discussion. No questions from floor

7. Meeting adjourned by President /Tom 2<sup>nd</sup> at 10:43 AM

Ruta Misiunas

Secretary, Chatham Board of Directors