

TOWN SHORES OF GULFPORT, #201, BARCLAY HOUSE
Annual Members' Meeting Monday, Dec. 4, 2023 6 pm Lounge
Minutes

Roll Call- The meeting was called to order by President Sierra at 6 pm. All Board members were present. The meeting was represented by 83% of its owners. The president welcomed renter Lee, announced Bishops' leaving and requested a moment of silence for the passing of Tom Frasca.

Officers' Reports, Old Business- President Sierra stated a Fining Committee consisting of Teresa Goodman, Tina Barberio and Toni Guecia was established in January, 4 new washers were installed, Barclay House passed its Gulfport and State of Florida Milestone inspection (good for 10 years), but House insurance is not yet confirmed. Secretary Stare stated that all correspondence was sent to owners as directed, Board minutes recorded and posted and resident information was updated (to her knowledge) as required by law. Treasurer Sierra reported specific item costs this year: \$15,000 Milestone Inspection, Plumbing repairs at \$700 each for wipes caught in sewer lines, utilities up. She reminded owners that the assessment for the increased insurance is due January 1, 2024. Director Gonzalez reported a parking issue and a reminder for owners to give visitors a parking pass. Leslie Rosamilia, independent tabulator, stated that all ballot items passed: Q#1 – 85%, Q#2-100%, Q#3 – 88%.

New Business – The President stated that TownShores costs are less than the 43% FL Foreclosure general increase, Spectrum will cost less to owners next year and Barclay will have a significant reserve share from Spectrum in 2024. She also reported on future expenditures: lining sewer pipes, replacing aging fire alarm system and roof, building painting and Reserve Study. She introduced Terese Goodman and Judy Parent as new Board members and invited them to the Directors' table. VP Culler reported that O'Brien will trim palms for \$350 (no increase).

Committee Reports- Landscape Chair John Stare reported that a committee meeting was held to determine replacement of the summer droughted 10 arboricoli and plans for 2024. The committee will accept donations for that replacement. Maintenance Chair Milt Douglass reported, in absentia, that an internal plumbing inspection was conducted with 100% owner compliance and defective lighting was replaced in the elevator and walkway. Social Committee Chair Peggy Breay reported on the 2023 social gatherings including the carport sales and dinners and the proposed 2024 gatherings to include patio parties and trips.

The President then opened the floor for **Membership Concerns** regarding the Agenda. Questions regarding the Spectrum reserve share distribution, where the "wipes" were located, possible maintenance/assessment increases, and possible insurance carriers were discussed.

The meeting was adjourned by the President at 6:37 pm.

Respectfully submitted,

Sandra Stare, Secretary

Posted 12.6.23

BARCLAY BOARD OF DIRECTORS' BUSINESS MEETING

Monday, December 4, 2023 6:40 pm Lounge

Minutes

The meeting was brought to order by President Sierra. All seven board members were in attendance: President and Treasurer Betsy Sierra, Vice President Cathy Culler, Secretary Sandra Stare, Directors Beau Sauer, G Gonzalez, Terese Goodman and Judy Parent.

Secretary Stare showed **Proof of Notice of Meeting**.

New Business- Terese Goodman and Judy Parent were welcomed as new Board members. Responsibilities of the new directors will be discussed at a future meeting.

Budget- The 2024 Budget was unanimously adopted. It will be submitted to Condominium Associates.

Signers for Operating and Reserve Accounts- were identified as Betsy Sierra, President, Cathy Culler, Vice President and Sandra Stare, Secretary.

The meeting was adjourned at 6:50 pm.

Respectfully submitted,

Sandra Stare, Secretary