

# Board Meeting Minutes

**TOWN SHORES OF GULFPORT #216, INC.**

**NOTTINGHAM**

**February 18, 2025, 10:30 AM**

**Town Shores Clubhouse Auditorium**

## Call to Order

Dave Goldman, President, called the meeting to order at 10:30 AM.

## Roll Call

Present: David Goldman, Pip Quillin, Terry Libich, Ron Gregory, Cheryl Heal, Mike Rich and Don Cameron.

## Minutes Approval

Dave made the motion to approve the minutes of the 01/27/2025. Terry Libich seconded, and the vote was approved unanimously.

## **President Report (Dave Goldman) –**

In response to several owner concerns about recent special assessment (SA) expenses, David Goldman presented several Town Shores examples of the number, and amounts of special assessments, as well as higher monthly HOA fees other buildings are experiencing compared to the Nottingham. Clearly showing the Nottingham is better financial shape than many.

## **Treasurer Report (Terry Libich) - None**

## New Business

- Discuss and vote on carport replacement contract with AAA Diversified Services, Inc. at a cost of \$6,500.00 per carport space. The SA can be split into two payments. After discussion with those present, Dave moved to accept the carport contract, Mike Rich seconded, and the motion passed unanimously.
  - After the vote for the contract passed, Dave moved to issue a Special Assessment (SA) for those owners desiring to rebuild their carports in the amount of \$6,500.00 per owner, per carport. The due dates and payment amounts for the SA are April 1, 2025, for \$3,250.00 and May 1, 2025, for \$3,250.00 for a total of \$6,500.00. Dave stated AAA hopes to begin work in the first or second week of April. Mike Rich seconded the motion, and the motion passed unanimously.
- Discuss and vote to use \$40,000.00 from the carport maintenance reserve of \$49,000.00. This money will initially be used at contract signing to place the required up front downpayment to

AAA Diversified Services to begin purchasing materials. Once the first SA payment is received from the owners, that \$40,000.00 will be replaced. Several options were discussed amongst the owners present and board members, and it was decided to use the \$40,000.00 as follows: \$15,000.00 would be used to install all the wiring and lighting into the new carports; \$25,000.00 would be divided up between all owners opting to rebuild their carport; \$9,000.00 would remain in the carport maintenance fund for future maintenance expenses.

Dave moved to approve this expenditure, Ron Gregory seconded, and the motion passed as follows: Dave Goldman, Terry Libich, Pip Quillin, Ron Gregory, Don Cameron and Cheryl Heal voted YES; Mike Rich abstained stating the Rich's are not opting to rebuild their carport.

### **Brief Open Forum – None**

### **Adjournment**

Dave moved to adjourn the meeting, Pip seconded, and the meeting was adjourned at 11:37 am.

Respectfully submitted,  
Ron Gregory, Secretary  
02/18/2025