

Town Shores of Gulfport No. 211, Inc.

The Jamison House

2960 59th Street South

Gulfport, FL 33707

Date: January 21, 2025

Time: 10:00 AM

Location: Town Shores of Gulfport

Club House Auditorium 3210 59th

St. S.

Gulfport, Florida 33707

MEETING AGENDA - Minutes

Meeting Called to Order by Nanci Hayes at 10.04 a.m.

Updated per Motion at February 20, 2025 Board Meeting

1. Roll Call - Establish Quorum, Jamison House Board or Directors present; Nanci Hayes, Dennis Vigneau, Chris Mueseler, Don Rubin, Keith Nickerson. Mark McCormack, Gretchen Kuhlman
2. Pledge of Allegiance
3. Meeting is being recorded for transcription only and will be erased
 - o No other recordings are allowed, or permitted during this meeting, or future board meetings
4. Proof of Notice of Meeting
5. Approval of Updated December 20th meeting's minutes, Nanci Hayes motioned for approval, Dennis Vigneau seconded
6. Old Business
 - The Board members and owners discussed the specifics of the Special Assessment needed to cover the carport repair and replacement costs.
 - Dennis Vigneau then made a motion to implement a Special Assessment for the repair and replacement of 26 first-row carports. The associated unit owners would be required to pay \$7,244.00 each by March 1, 2025. This Special Assessment amount includes \$180,750.00 for AAA Diversified Services, \$7,000.00 for probate/bad debt, and \$600.00 for Condominium Associates' corresponding accounting charges. Should any of these additional expenses be less than anticipated, refunds in equal amounts will be provided to each of the affected owners. Late payments will incur a fee of \$25.00 per month plus 1.5% interest per month. Don Rubin seconded the motion, and the Board voted unanimously to approve it.
 - Update for Carport Assessment for first row
 - o AAA Contract has been signed and finalized
 - o All letters for Carport Assessment procedures have been emailed or mailed to effected owners

- Projected starting date is 8 to 12 weeks
- Statements should be received soon and payments can be made through Condominium Associates Website
 - **Make sure that you state on your payment that it is for the Carport Assessment Jamison House**
 - **Credit cards can be used on the website**
- Reimbursement of approximately \$270.00 will be available once all residents requiring carport replacement have paid
- Parking will be available on 59th Street S. on the water side and in Ivanhoe, and Hampton guest parking,
- Construction parking will be needed in the Fairfax parking
- Residents will be allowed to use the 15 minutes, or loading spaces for short periods to transfer items, but longer could be towed at owner's expense
- Towing will now be done by Alfa Towing and will become the responsibility of the resident to make payment for a towing infraction a sign will be posted
- If a resident is leaving for an extended period, leave car keys in the unit, or with a designated person case of an emergency
- Update for Town Shores Masters Assessment
 - Instructions for payment to The Town Shores assessment, this is different from the Jamison carport assessment
 - Technically due February 1, 2025, Last part is due May 1, 2025
 - Any questions regarding Town Shores Assessment call the masters office
- Update of the Fining Committee and Members:
 - Review of fine situation of Unit 106, Alexandra Greiger and Unit 310, Chris, and Julie VanderVeen. Due to a recent Florida 718 procedure change regarding fining procedures of notifying residents of fines, the board proposed the following motion:
 - **The motion is the dismissal of all infractions and penalties and to not recommend further action by the Fines Committee for Units 106 and 310. This dismissal is solely due to the Jamison Board not following updated 718 fines procedure when notifying the owners of these units of said infractions. Dennis presented motion; Chris Mueseler seconded; Board of Directors voted to pass unanimously.**
 - The board stated that in the future, if any violation procedures are followed properly, there will be no exception to fines incurred.
- Asking questions of the board procedures are the following:
 - If the questions are related to daily occurrences, i.e. Landry room, trash, stairways, lights, or safety issues, please send an email to BODJamison@gmail.com
 - If the question is related to specific policies, practices, financials contracts, or board minutes, or other formal areas of inquiry you need to submit it in writing via certified mail to Town Shores, Jamison House, 3210 59th Street S. Gulfport,

33707

- **The Board will respond if appropriate, or have our attorney respond as he determines appropriate**

7. New Business

- Carol Everhart with McGriff Insurance & Dennis Vigneau
 - Presentation of Current Insurance Information
 - Answers to questions will be posted on the Jamison House Website.
- Questions from owners for agenda items only and with a three-minute limit.
- Adjournment, Don Rubin motioned to adjourn at 11:58 a.m., Gretchen Kuhlman seconded.