

# Annual Meeting Minutes

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

**NOTTINGHAM**

**November 18, 2024, 9:30 AM**

**Town Shores Conference Room**

## **Call to Order (Certifying Quorum)**

David Goldman, President, called the meeting to order at 9:34 AM. A quorum was established with 61 and a quorum requirement of 43.

## **Roll Call**

Present: David Goldman, Pip Quillin, Terry Libich, Don Cameron, Cheryl Heal and Ron Gregory. David Richardson was on the phone.

## **Proof of Notice of Meeting**

Notice of this meeting was sent via email and USPS. An affidavit to such has been signed stating 14-day notice was given for the annual meeting and the budget meeting.

## **Minutes Approval**

Dave Goldman moved to approve the minutes for the October 17, 2024 as written, and were approved unanimously.

## **Reports**

### **President – Dave Goldman**

#### **Carports**

The Board is waiting for estimates for the replacement of the carports and looking at alternative construction options. Owners should get something in writing from their insurance agents stating that there's no statute of limitations for an insurance claim, so a claim could be made a year or two after the hurricanes. Owners should check with their individual agents regarding loss of limited common element.

#### **Drywall**

The Association owns and is responsible for replacing the drywall and everything behind it (electrical, studs). Notify the Board if you require drywall repair from the recent storms. The Board would like to have a single contractor perform the work.

## Roof

The roof has become more of a priority since the two recent storms. The Board continues to obtain estimates for roof replacement. Our insurance renews February 1<sup>st</sup>, and it would be best to have a contract in place at that time. Our lawyer will review any contract.

## **Treasurer Report – Terry Libich**

As of the end of October, we have Operating cash of \$191,828.31 and Reserve cash \$643,696.65, for total assets of \$835,524.96.

## **Secretary – None**

## **Committee Reports**

### **Landscaping – Pip Quillin**

ProGreen is starting to look at all the dead brush. There will be a Landscaping meeting. We have a quote from ProGreen and they will help with saving the palms.

## **Unfinished Business**

### **Election of Board of Directors**

Election is not required per 718.112 as the number of vacancies three (3) equals the number of candidates three (3). Mike Rich, Pip Quillin & Ron Gregory will be starting 2-year terms as Board members.

## **New Business**

Proxy votes were counted with 29% of mailed packets yet to be received. With the 61 proxy votes on hand, the vote tallies were as follows:

- **Vote on Rollover of Excess Funds to be applied to 2025 Budget**  
Count: 59 Yes / 2 No.
- **Vote on borrowing from Reserves to pay insurance**  
Count: 58 Yes / 3 No.
- **Vote to transfer \$50,000.00 from paving fund to roofing reserve fund to supplement replacement expense.**  
Count: 58 Yes / 3 No.

- **Vote on amendment to governing documents to raise the minimum permanent resident age to 21 years.**

Count: 52 Yes / 9 No

## **Brief Open Forum - None**

### **Adjournment**

With only 71% of the member proxies returned; the recent impacts on Florida mail delivery due to the storms; and limited proxies being valid for 90 days, it was suggested the vote be deferred for one week to be reconvened on Monday, 11/25/24 at 10:30 am, thereby giving member proxies an additional week to arrive.

Dave Goldman moved to defer the vote count and adjourn the meeting to Monday, 11/25/24 at 10:30 am, with the stipulation that counsel be consulted to validate this action. Don Cameron seconded, and the motion passed with the vote as follows: Dave Goldman (yes), Don Cameron (yes), Terry Libich (yes), Ron Gregory (yes), Pip Quillin (yes), Cheryl Heal (yes), Dave Richardson (no).

The meeting was adjourned at 11:21 am, to be reconvened on Monday, 11/25/24 at 10:30 am.

Respectfully submitted,

Ron Gregory, Secretary  
11/23/2024

# Board Meeting Minutes

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

**NOTTINGHAM**

**November 18, 2024, 11:35 AM**

**Town Shores Conference Room**

## **Call to Order**

David Goldman, President, called the meeting to order at 11:35 AM.

## **Roll Call**

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

## **Minutes Approval**

None

## **Reports**

### **President – Dave Goldman**

Dave Goldman acknowledged David Richardson’s expiring term and years of service. The Board and membership thanked Dave for his valued service and contributions.

### **Treasurer Report – Terry Libich**

None.

### **Secretary – Ron Gregory**

None.

## **Committee Reports**

### **Landscape Committee – Pip Quillin**

None.

## **Unfinished Business**

None.

## **New Business**

Elect Officers - The new Board of Directors met, and positions were filled as follows: Dave Goldman (President), Terry Libich (Treasurer), Pip Quillin (Vice President), Ron Gregory (Secretary), Don Cameron (Director), Cheryl Heal (Director) and Mike Rich (Director).

Consider and Adopt Budget – Dave Goldman moved to accept the proposed 2025 budget as the accepted budget for 2025. The vote passed unanimously.

Select Delegates and Alternate Delegates to serve on the Town Shores Master Board of Directors – Dave Goldman moved to keep Peg Rich and Betty Espanola as the Nottingham delegates, and Terry Libich and Cheryl Heal as the alternate delegates. The vote passed unanimously

**Brief Open Forum - None**

**Adjournment**

With no further business, Dave Goldman moved to adjourn the meeting, Cheryl Heal seconded, and the meeting was adjourned at 11:45 a.m.

Respectfully submitted,  
Ron Gregory, Secretary  
11/23/2024