

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

**DATE/DAY/TIME: May 21, 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=cExZDJ5VU1Lcm5mcXF1VkIFTmovUT09>

Meeting ID: **920 2300 5506**

Passcode: **CHATHAM**

1. Roll Call
2. Read and or Waive, past minutes of meeting on 4.16.24
3. Reports:           President/Treasurer  
                          Secretary  
                          Director(s)  
                          Property Manager  
                          Masters Delegate(s)  
                          Committees           Budget  
  Building Maintenance  
  Communications: Tabled Motion, Discussion, Vote  
  Landscape  
  Preparedness: Gary Simms, Ken Branch
4. Unfinished Business   Coupon Books  
                                  SIRS  
                                  Walkways [GFS]
5. New Business           BOD on site coverage June to September
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, 5/20 @ 9AM**
7. Adjourn

*Next Regular Meeting Tuesday, June 18, 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.**

5/4/24 created  
5/13/24 updated & posted  
5/15/2024 updated & reposted

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

Approved 6.18.24

**May 21, 2024**

At 10:03 AM, President opened the Chatham Regular Board meeting at Town Shores Clubhouse Auditorium

1. Board:

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

Attendees:

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

Committees:

Budget	Barney Brill	Bob Girard	Tom Money penny	Doug Hoagland
Building	Gary Simms	Lucien Swerdloff		
Landscape	Ute Swerdloff	Diane Scarbrough		

Communication	Ruta Misiunas	Sandra Branch	Sherry McBay
Preparedness	Gary Simms	Ken Branch	

2. MOTION: Reading of previous 4/16/24 minutes be waived and accepted as written Carried 7/0

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 completed. Action on some items will commence this week.
Budget	Chatham isn't in the best financial situation. The board awaits the findings of the SIRS report.
Landscape	No report
Communications	Addressed Vice President's questions regarding reorganized/updated New Owner and Permanent Guest/Renter Interview Packets. MOTION: Approve the Interview Packets and post on web sites of Condominium Associates and Town Shores of Gulfport CHATHAM Building. Ruta/Ute 2 <sup>nd</sup> Carried 7/0
Preparedness	No report

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

4. Unfinished business

Condominium Associates coupon book issues still linger. Amy's work to resolve this ongoing.

SIRS report expected in 4-6 weeks

Walkways work by GFS begins this week around the control joints and hairline cracks.

Handrails are not to code but serviceable, GFS will repair the post pockets. MOTION: Spend the money for GFS contract to repair. Funding is out of the Reserve Stairwells/Walkway account 75-7585-00-00. Minimum cost \$13,900 not to exceed \$15,000. Barney/Ute 2<sup>nd</sup> Carried 7/0

5. New Business

Board onsite coverage June to September. Secretary asked seasonal board members to turn in a duties roster prior to leaving.

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

Unit owner asked Board to look into air conditioning for the elevator and laundry rooms.

7. Meeting adjourned by President Ute/Gary 2<sup>nd</sup> at 10:47 AM

Ruta Misiunas

Secretary, Chatham Board of Directors