

# MANCHESTER BUILDING

Town Shores of Gulfport No. 214, Inc.  
A Non-Profit Condominium Association

3210 59<sup>th</sup> Street South  
Gulfport, FL 33707

## MEETING MINUTES

### Board of Directors – Regular Meeting

Wednesday September 28, 2022

1. **Call to Order/Time/Proof of Notice:** President/Treasurer Paul Endres called the meeting to order at 4:01 PM. The meeting agenda was posted in the 1<sup>st</sup> floor lobby at Noon on Sunday September 25, 2022, and sent to Owners in via email.
2. **Roll Call/Proof of Quorum:** Vice President Callie Gilberti called the roll. President Paul Endres, Vice President Callie Gilberti, Directors Ken Mainarich, Ken Salak and Brian Tascarella were present. Quorum was met.
3. **Reading of Prior Minutes:** Ken Mainarich moved that the meeting minutes for May 22<sup>nd</sup>, 2022, be accepted as written. Paul Endres second the motion. The meeting minutes were accepted as written.
4. **Bryan Tucker's Resignation Letter** – Bryan Tucker resigned from the Manchester Board of Directors effective immediately.
5. **Unit Owner Comments/Guest Presentations** – Ed Cespo spoke on the washer/drier being installed. Jan Martinelli spoke regarding floor captains and common area decorations.
6. **Officer & Master Delegate Reports:** Oral reports were given by the President/Treasurer and Vice President.

#### Treasurer's Report:

Total operating cash	\$139,902.96
Total other assets	\$ 12,177.81
Total reserve Cash balance	\$531,277.79
Total assets	\$663,358.56

All bills are current.

7. **Building Manager Report** – The Building Manager gave an oral report.
8. **Committee Reports** – The Social Committee is planning a dinner on October 21<sup>st</sup> and a Bocce Party on October 28<sup>th</sup>. A cruise this spring is being investigated. Oral report was received from the Sunshine committee.
9. **Unfinished Business**
  - a. Reserve Study – has been completed. No changes anticipated at this time.
  - b. Washer/dryers. Study has been completed. No washers/dryers in individual units above the 1<sup>st</sup> floor. 1<sup>st</sup> floor units subject to Board approval.
10. **New Business**
  - a. Updates to House Rules
    - i. Motion to add to House Rules "Compliance (Fining) Committee information that was approved previously but never added to House Rules." Made by Callie Gilberti and 2<sup>nd</sup> by Ken Mainarich. Motion passed unanimously.
  - b. Re-institute Floor Captains A motion was made by Callie Gilberti and seconded by Paul Endres to have floor captains. Gayla Davis will co-ordinate and develop role responsibilities.

- c. 2023 proposed budget to go for owner's vote. Paul Endres proposed that the draft 2023 budget be approved and sent to owners for review and approval. Proposal passed unanimously.

11. **Adjournment:** President Paul Endres adjourned the meeting at 4:32 PM. The next meeting is tentatively scheduled for Wednesday, February 22<sup>th</sup> at 4PM in the clubhouse.

Respectively submitted,

A handwritten signature in cursive script that reads "Eileen Crowley". The signature is written in black ink and is positioned above the typed name.

Eileen Crowley, Secretary, Status of Minutes – Approved