

MANCHESTER BUILDING

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

3210 59th Street South
Gulfport, FL 33707

MEETING MINUTES

Board of Directors – Regular Meeting

Wednesday February 22, 2023

1. **Call to Order/Time/Proof of Notice:** President/Treasurer Paul Endres called the meeting to order at 4:00 PM. The meeting agenda was posted in the 1st floor lobby at Noon on Sunday, February 19, 2023, and sent to Owners in via email.
2. **Roll Call/Proof of Quorum:** Secretary Eileen Crowley called the roll. President/Treasurer Paul Endres, Vice President Callie Gilberti, Secretary Eileen Crowley Directors Jake Glassey Ken Mainarich, Ken Salak and Brian Tascarella were present. Quorum was met.
3. **Reading of Prior Minutes:**
 - a. September 28, 2022/November 1, 2022– Motion made to waive the meeting of the minutes and accept as written by Callie Gilberti and 2nd by Jake Glassey. Motion passed unanimously.
4. **Unit Owner Comments/Guest Presentations** –.None
5. **Officer & Master Delegate Reports:** Oral reports were given by the President/Treasurer, Vice President and Secretary.

Treasurer's Report:

Total operating cash	\$137,546.34
Total other assets	\$ 15,803.36
Total reserve Cash balance	\$566,431.47
Total assets	\$719,781.17

All bills are current.

6. **Building Manager Report** – The Building Manager gave an oral report.
7. **Committee Reports** – Callie Gilberti reported for the Sunshine Committee
8. **Unfinished Business**
 - a. Updates to House Rules – Compliance Committee information has been added.
 - b. Floor Captains/assistants have been identified. Gayla Davis is coordinating. Dee Dagenais is backup for Gayla.
9. **New Business**
 - a. Building Insurance – general discussion on increasing costs for 2023 and 2024.
 - b. T-Bills vs CDs

Motion by Callie Gilberti - I move that the board approves opening an account and transferring money to Merrill Lynch. \$400,000 from the reserve account and \$100,000 from the operating account to be invested it T-bills and conservative CDs. 2nd by Brian Tascarella. Motion passed unanimously.

- c. Milestone Inspections and Reserve Study – General Discussion
- d. Compliance Committee: - Edie Flint, Robert Hays and Bonnie McCredie have been appointed to the 2023 Compliance Committee.

10. **Adjournment:** President Paul Endres adjourned the meeting at 4:28 PM. The next meeting is tentatively scheduled for Wednesday, April 26th at 4PM in the clubhouse lounge.

Respectively submitted,

A handwritten signature in cursive script that reads "Eileen Crowley".

Eileen Crowley, Secretary, Status of Minutes – Approved Meeting Minutes will be posted again when approved.