

# CHATHAM House, No. 202, Inc.

## Board of Directors

# REGULAR Meeting AGENDA

# NOTICE OF MEETING on

**DATE/DAY/TIME:** January 14, 2025, Tuesday, at 10:00 AM

**LOCATION:** Town Shores of Gulfport, 3210 59<sup>th</sup> Street S, Gulfport, FL 33707 Auditorium

**ZOOM/DIAL-IN:**      Join Zoom Meeting

<https://us02web.zoom.us/j/84256702646?pwd=jaFehzaK2207rwVRJAcARkx07kdva5.1>

Meeting ID: 842 5670 2646

Passcode: **874671**

- |   |  |                  |                     |   |
|---|--|------------------|---------------------|---|
| 1. Roll Call  | President  | Bob Usher        | Vice President      | Gary Simms  |
|   | Treasurer  | Barney Brill     | Secretary           | Ruta Misiunas   |
|   | Directors  | Lisa Glegg       |                     |   |
|   |  | Kevin Feil       |                     |   |
|   |  | Miguel Rodriguez |                     |   |
|   | Masters Delegates  | Bob Usher        | Alternate Delegates |   |
|   |  | Michele Lamontia |                     |   |
|   | Property Manager   | Amy Ringel       |                     |   |
| 2. Read or Waive, past minutes, meeting of 12-20-24 |  |                  |                     |   |
| 3. Appointments/Elections/ Resignations             |  |                  |                     |   |
|   |  |                  |                     | <ul style="list-style-type: none"> <li>Officially appoint Barney Brill and Ruta Misiunas as Members of the Board of Directors</li> <li>Officially appoint Chatham alternate delegates to Masters Association</li> </ul> |
| 4. Reports of Officers                              | President  |                  |                     |   |
|   | Vice President   |                  |                     |   |
|   | Treasurer  |                  |                     |   |
|   | Secretary  |                  |                     |   |
| 5. Unfinished Business                              | Status of Post Hurricane Remediation   |                  | Bank Accounts       |   |
|   | Cleaning contract [Japosid end 1/23/25 & new starts 1/24/25]   |                  |                     |   |
| 6. New Business                                     | Corporate Transparency Act   |                  |                     |   |
|   | Formation of Committees  |                  |                     |   |
|   | Soffit Repair GFS proposal   | Roof work        |                     |   |
| 7. Open Discussion                                  | Up to three (3) minutes will be allotted for each owner wishing to speak. Sign up requested by Monday January 13 at 10 am. Owners may sign up by contacting any board member in writing with your name/unit# and subject your speaking about |                  |                     |   |
| 8. Adjournment                                      |  |                  |                     |   |

## Chatham Board of Directors

***FL Statute 718:*** Except in cases of emergency or when longer notice is required by law, notice of board meetings must conspicuously be posted on the association property **at least 48 continuous hrs. in advance of each meeting.** *HB1021 eff. 7/1/2024*

12/30/24 created  
12/31/24 post  
1/2/25 email blast

# CHATHAM HOUSE - TOWN SHORES OF GULFPORT NO. 202

## REGULAR BOARD MEETING

### MINUTES

APPROVED 2.26.25

DATE / TIME: TUESDAY, JANUARY 14, 2025 at 10 A.M.

LOCATION: TOWN SHORES AUDITORIUM, 3210 59th St South Gulfport, FL 33707

Call to order: Barney Brill, Treasurer, opened meeting at 10:08 am

1. Roll Call

President	Bob Usher	Absent with notice
Vice President	Gary Simms	Phone
Secretary	Ruta Misiunas	In Person
Treasurer	Barney Brill	In Person
Director	Kevin Feil	Zoom [joined 10:32 am]
Director	Lisa Glegg	Phone
Director	Miguel Rodriguez	Zoom
Master Delegate	Michele Lamontia	In Person
Property Mngr.	Amy Ringel	In Person
2. Appointments

Gary/Miguel & Lisa 2 <sup>nd</sup> MOTION: Appoint Barney Brill as Board Member with all privileges	Carried 3/0
Barney/Lisa 2 <sup>nd</sup> MOTION: Appoint Ruta Misiunas as Board Member with all privileges	Carried 4/0
Ruta/Barney 2 <sup>nd</sup> MOTION: Appoint Ken Branch & Lisa Schowe as TS Masters alternate delegates	Carried 5/0
3. Waive reading and accept as written the minutes of board meeting on 12/20/24 Ruta/Barney 2<sup>nd</sup> Carried 5/0
4. Reports

President	No report	Vice President	No report
Treasurer	Attached to minutes	Secretary	Attached to minutes
5. Unfinished Business
  - *Post Hurricane Remediation* FEMA funds covered in Treasurer's report; Cornerstone Restorations hasn't been on site since the holidays; Unit owners received excel spreadsheet to assist in choices for units.
  - *Bank Accounts* Condominium Associates has requested to move our Ozark account to Poplar Bank;
  - *Cleaning contract* Japosid contract termination was slated for 12/29/24, owner contacted Board indicating 30 day clause in current contract therefore he proposed last day for Japosid as 1/23/2025. New cleaning company will begin on 1/24/2025. Board received monthly Japosid invoice (\$1850 January 2025) which has been put on hold to request a correction that would pro-rate amount by subtracting one week).
6. New Business
  - *Corporate Transparency Act and Roof work* Set aside for a later discussion
  - *Soffit Repair GFS proposal* Reviewed proposal for not to exceed amount along with scope of work. Barney/Lisa 2<sup>nd</sup> MOTION: To accept GFS proposal as written. Carried 6/0 President Bob Usher will follow up with GFS
  - *Formation of Committees* Barney/Ruta 2<sup>nd</sup> MOTION: To form committees-they're purely advisory. Committees help analyze problems, review facts, gather information and alternatives, submit their recommendations to the Board for approval and action. Once volunteers join, they must present in writing the committee's goals/plans/scope of work. Carried 6/0
    - Specific Committees*

▪ Building and Maintenance	Barney/Gary 2 <sup>nd</sup> Carried 6/0
▪ Landscaping	Barney/Gary 2 <sup>nd</sup> Carried 6/0
▪ Review By-Laws and Rules & Regulations	Ruta/Barney 2 <sup>nd</sup> Carried 6/0
▪ Review Condominium Associates Contract	Barney/Gary 2 <sup>nd</sup> Carried 6/0
▪ Preparedness (forgot to include will validate next meeting)	
7. Open Discussion No one in membership signed up before meeting to speak. A Question from the floor: Are Chatham assessments accepted in the TS office? Ruta will follow up and e-blast payment reminder. *After meeting verified YES Chatham assessments can be paid in Town Shores office, online [e-check/credit card] and USPS mail to new office [Condominium Associates 570 Carillon Pkwy Suite 210 St. Petersburg, FL 33716]*
8. Adjournment Barney ended meeting at 11:03 am

*Ruta Misiunas*

Secretary, Chatham Board of Directors

## Treasurer's report 01/14/2025

As of the time this report is being generated, we have \$151,733.77 in the operating account.

So far, 27 of 56 owners have paid their assessment.

We have submitted our invoices for Helene related items to the Pilot appraiser. Pilot is an insurance company responsible for disbursing FEMA payments to those of us who are insured by the Assurant insurance company.

We received a prepayment last month of \$350,000 to pay Cornerstone and our other bills related to Helene. Another check for \$703,128.50 has been approved and will be sent to Cornerstone to cover the rest of the costs associated with the first floor units, based upon the current settlement packet the board and the first floor owners received.

The total FEMA funds received to date amount to 1,053,128.50.

While there is a lot of money floating around we still have serious costs which the building will have to bear for storm damage NOT covered by FEMA.

## Secretary Report 1/14/2025

- Xmas building decorations down. Thanks again to Jamie, Linda, Barney, Tom, Paul, Yvette, Michelle, Kevin, Gary, Marilu, Bob, Sandra, Ken
- Attended Piper Fire Systems presentation
- Termination of Cleaning contract; new cleaning service contracted
- Reminders: Chatham Assessment due 1/31/25 [27 paid] ; sent eblast regarding TS assessment awaiting payment methods; Financial Package received from Cornerstone and distributed along with spreadsheet for unit replacement items; during holidays no other correspondence
- Documents request completed (#309)
- Recruitment for Electronic Voting; currently 31 owners with goal of additional 20+
- Six rentals (1 available) One unit for sale; remind owners need to inform board of intent to rent or sell
- Upcoming Bugman date 1/22/2025