

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 April 24, 2024

1. **Call to Order/Time/Proof of Notice:** President/Treasurer Paul Endres called the meeting to order at 4:02 PM. The meeting agenda was posted in the 1st floor lobby at 12:00 PM on Sunday April 21st, 2024, and sent to Owners 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 Ron LaRosa, Ken Mainarich Ken Salak and Brian Tascarella were present. Quorum was met.
3. **Reading of Prior Minutes**
 - a. February 21st, 2024 – Motion made to waive the meeting of the minutes and accept as written by Callie Gilberti and 2nd by Brian Tascarella. Motion passed unanimously.
4. **Unit Owner Comments/Guest Presentations** – Several members of the audience spoke.
5. **Officer & Master Delegate Reports:** Oral reports were given by the President/Treasurer Paul Endres. No reports from Vice President Callie Gilberti, and Secretary Eileen Crowley

Treasurer's Report:

Total operating cash	\$162,390.03
Total other assets	\$ 31,683.25
Total reserve Cash balance	\$406,641.83
Total assets	\$600,715.91
T-Bill Operating	\$104,066.80
T-Bill Reserves	\$298,057.69

All bills are current. All figures are as of March 31, 2024.

6. **Building Manager Report** – The Building Manager gave an oral report.
7. **Committee Reports** – The Sunshine and Social committees provided a report.
8. **Unfinished Business**
 - a. Spectrum Revenue Sharing - – has been deposited in the Building Insurance Account
 - b. Reserve Study – Building Manager Brian Tascarella the Reserve Study is in-process.
9. **New Business** –
 - a. Insurance Special Assessment. Motion – Callie Gilberti moved that the Board of Directors approve a special assessment for \$200,000.00 payable by December 31, 2024. Motion was seconded by Ken Salak. Motion Passed unanimously.

Units	Total
#s 1, 2, 3, 14, 15	\$ 2,604
#s 4, 5, 10, 11,12	\$ 2,196
#s 6, 7, 8, 9	\$ 2,316

The payment table above is preliminary. Payment amounts and length need to be determined by Condominium Associates.

b. Insurance Round table report – Facilitated by the Master's Association.

10. **Adjournment:** President Paul Endres adjourned the meeting at 4:52 PM. The next regular Board of Directors Meeting is tentatively scheduled for Wednesday September 25th, 2024, 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 – Draft. Meeting Minutes will be re-posted once approved.