

# The Jamison House

## Resident Meeting Minutes

December 20, 2024 - 10:00 A.M.

Town Shores Club House Conference Room

### Updated Meeting Minutes 1/8/25

- Call to Order – President, Nanci Hayes called the meeting to order at 10:01 A.M.
- Certifying Quorum
  - Board Members in Attendance; Nanci Hayes, President (Unit 112), Don Rubin, Treasurer, (Unit 614), Mark McCormick, Director, (Unit 502), Dennis Vigneau, Director, (Unit 103), Gretchen Kuhlman, Secretary, (Unit 401).
  - Recognized New Board Members in Attendance; Chris Muescler Added Vice President, (Unit 315) and Keith Nickerson, Added Director, (Unit 109).
- Meeting being recorded for accuracy and will be erased.
- Proof of Notice of Meeting – Board recognized that 48 Hour Notice of Meeting was Posted and Emailed to Residents.
- Pledge Of Allegiance
- Announcement of changes in Amendment 1 passing;
  - Adjustment to tabulations regarding percentages needed allowed Amendment to pass, 47 yes creating 16 no votes needed to created 2/3 of residents present, or by proxy at a duly called meeting,
  - Residents that voted No will be Grandfathered in and may still rent until the property is transferred, (After the passing of this amendment 2024)
  - Jamison House now has a cap of 10% Rental, With the exception of the Florida Emergency Law that allows temporary overages until approximately the end of the last quarter of 2025.
  - Owners allowed to rent over the cap are the following:
    1. Unit 109 Keith Nickerson and Yvonne Zamora
    2. Unit 111 Marcia Ewing and William Foglesong
    3. Unit 201 Daniel DeAraujo and Denise Angelo
    4. Unit 211 Dorothy Vernon
    5. Unit 212 Lisa German and Mary Herder
    6. Unit 303 Michael Traynor
    7. Unit 304 Arla Larson
    8. Unit 315 Chris Mueseler
    9. Unit 407 Mae Quinn
    10. Unit 502 Mark McCormack
    11. Unit 505 Mary Jo and Tom Sheridan
    12. Unit 514 Kristopher Jackowski
    13. Unit 515 Christa Fischer
    14. Unit 608 Larry Stevens
    15. Unit 611 Jon and Judy Novotny
    16. Unit 614 Astrid and Don Rubin
    17. Unit 609 Christine Costello
- Budget:
  - Dennis Vigneau (Past Treasurer) made a motion to allocate reserve interest based on a prorated basis across all reserve categories, Motion was Seconded by Don Rubin and unanimously carried.

- Town Shores of Gulfport Masters Meeting held, Tuesday, December 17, 2024;
  - Committee Voted Down Assessment,
  - Jamison Board recommend that owners add Town Shores Masters to email to get notifications,
  - There will be an Assessment to be determined by the Masters
- Dennis Vigneau motioned and Don Rubin seconded to adjusted budget - All Residents have a decrease in HOAs of approximately \$20 in the new budget, unanimously accepted by the Board,
- Dennis Vigneau motioned to reallocate estimated excess Reserve Funds to Operating Funds in order to fund various projects and initiatives as recommended by the Board, and Nanci Hayes Seconded,
  - Correct vote was 55 yes and 8 no, which is a pass.
- Car Ports;
  - We have two Quotes of Approximately \$7,000 per owner of carport;
    - AAA
    - J & M
  - After final contract confirmed may take 2-3 weeks to sign,
  - Permitting may take 30-60 Days before construction can commence,
  - Don Rubin motioned to Finalize contract with AAA and proceed, Nanci Hayes Seconded.
  - It was unanimously agreed to by the Jamison House Board
- Fining Committee:
  - The Jamison House Fining Committee will be responsible for overseeing fining recommendations from the Jamison Board of Directors,
  - Jill Garnatz volunteered to be on the committee.
- Meeting Ajourned 11:34 A.M. Called by Nanci Hayes, Seconded by Gretchen Kuhlman