



17155 Front Beach Road  
Panama City Beach, FL 32413  
850-234-1704

## Board of Directors Meeting

April 12, 2014 1:00 PM CST

- 1) Call to Order – The meeting was called to order by Mr. Kinard at 1:02 P.M. CST
- 2) Calling of roll – Roll was called. Present at the meeting were:

Jack Grugin	Unit 502W	President
John Kinard	Unit 406W	Vice President
Michael Gardner	Unit 303E	Treasurer
Julie Hile	Unit 305E	Secretary
Richard Armbruster	Unit 606W	Assistant Secretary

Also present at the meeting from GulfView Properties Management Company was Charlie Allen.

- 3) Proof of Notice of Meeting – Proof of Notice was established; notice was posted on property Thursday, April 10, 2014, accomplished in accordance with bylaw and statutory requirements.
- 4) Old Business
  - a. Discussion and review of the Concrete Spalling Bids – Mr. Armbruster gave the committee report to the Board of Directors. After much discussion, motion was made by Mr. Armbruster and seconded by Ms. Hile to do all of the concrete work and water proofing in one project in a line item for a loan not to exceed \$500,000. The following voted yes: Mr. Grugin, Mr. Kinard, Ms. Hile & Mr. Armbruster. The following voted no: Mr. Gardner. Motion passed. The loan will have a condition that any owner who paid their percentage up front would be excused from the liability of the loan. The quarterly assessments over the next few years will be increased as a separate line item to cover the loan cost.
  - b. Issues for the contract:
    - i. Contract should have garage work completed first.
    - ii. The contract should have a termination clause.
    - iii. The emergency areas should be repaired first.
- 5) Adjournment – Motion was made by Mr. Kinard and seconded by Mr. Armbruster to adjourn the meeting at 3:14 A.M. All yes, motion passed.

Note: These minutes have been approved by the BODs as of 07/29/2014.