

# ADMIRALTY CLUB CONDOMINIUM

Board of Directors

Annual Meeting and Elections

January 9, 2018

The Annual meeting and Election of Directors of the Admiralty Club Condominium Association Inc. was held on January 9, 2018 at 8:00 p.m. in the Pelican Lounge, with President, David Ahrend, presiding.

## AGENDA

**Call to Order:** David thanked everyone for coming and called meeting to order.

**Quorum:** We had a Quorum of unit owners in attendance. (53 signed in or sent a proxy)

**Roll Call:** Present David Ahrend, Lou Cassara, Randy Cruse Linda Mulay, Francine Babineau, Sandra Wight - Manager

On the Phone: Bonnie Wharton, Tim Cihwsky,

### Verify posting of the notice

Sandra verified the notice was posted.

### Minutes

Dec 4, 2017 Minutes were read by Francine. Randy made motion to accept, seconded by Lou, all accepted.

### Officers Reports/Board Accomplishments 2017

Treasurers Report was given by Treasurer, Randy Cruse, with combined Reserve and operating balance of \$176,997.81, Linda made motion to accept, seconded by Francine, all accepted.

## **Board Accomplishments this past year**

Thanks to the board members for their time this year and family members for time the board members were taken away. Thanks to Linda and Fran who were here during the summer. Thanks to all the volunteers.

### **2017 Accomplishments:**

- Flag in Pelican Lounge
- Roof Completed in August
- fixed the lifted deck and dock after hurricane Irma. Thanks to Serge. Clark and volunteers.
- Pool tiles put back in place after hurricane Irma.
- Grass replaced by kayak racks.
- Curbing repaired and sealed.
- 5 year plan created
- Created a Board Mission statement
- Established a neighbor to neighbor dispute process
- Established a Rules appeals process
- Developed Action form
- Water damage fixed and repairs made.
- Entrance doors open with FOBS, keys are gone.
- Units can get WIFI in their units.
- Changed Insurance Carriers
- Rules were placed in each unit.
- Established Smoking Policy
- Grounds trimmed by Elaine.
- New Pool Table and Ping Pong table thanks to the Social Committee.

### **Committee Reports:**

#### **Social Committee:**

Jen reported this year's events were the best attended in the 4 years she has lived here.

- Farewell Luau for snowbirds.
- Pirate party/Sandra's 10 year anniversary

- 8<sup>th</sup> annual yard sale (\$1150)
- Christmas Party
- New year's Eve party
- Weekly Happy Hours have grown

### 2018:

- Super Bowl Party
- Mardi Gras
- St. Patty's Party

Phyllis announced Book Club held 3<sup>rd</sup> Monday of month at 5:00 P.M. in Pelican Lounge. Do not need to read a book, do not need to participate. Bring a glass of wine, happy heart, and laughter.

### **BALLOT COUNTERS Report:**

Rick Hosking (814), Ben Hitson (804), and Barbara Perdisatt (212) served as Ballot Counters for the Board Election. 51 units voted.

### **OLD BUSINESS:**

Reserve Funding is to be at 60% for the upcoming year with no maintenance fee raise. All units approved 60% with the exception of one unit.

David announced the board members elected for the 2018 term

New board members: Susie Amaro, Lou Casarra, Tim Cihivsky, Randy Cruse, Ginger Kelly, Linda Mulay, Bonnie Wharton.

Motion to adjourn and seconded. David Ahrend asked those in attendance to have coffee while the new board elected officers. The new board would then re-convene the meeting.

**-BREAK-**

**MEETING Reconvened and called to order by Linda.**

**BOARD MEMBERS and OFFICERS for 2018:**

- President -Linda Mulay
- Vice President - Lou Casarra
- Treasurer - Randy Cruse
- Co-Secretaries - Ginger Kelly and Bonnie Wharton
- Director - Susie Amaro
- Director - Tim Cihivsky

**PLANS FOR THE UPCOMING YEAR:**

- Paint benches and seal pool tiles.
- Repair and seal Parking lot
- Fix Seawall
- Remodel Sandra's office.

**OWNER INPUT:**

Please use the Action form for your input and ideas. Your input is important to us.

If Serge is available, he can help residents with dead batteries, etc.

**Adjourn**

Linda thanked everyone for coming and adjourned the meeting.