

San Carlos Condominium 2017 Annual Meeting - Draft

Date/Time: Saturday, August 26, 2017 9:00am

Place: Conference Room - 3rd Floor

Proof of Due Notice of Meeting

~ Notices were posted in the 3rd floor lobby and on the San Carlos website.

Quorum Established

~ 37 units were present and 35 units were represented by proxy for a total of 54%. This achieved a quorum and the meeting was official.

~ The meeting was called to order by President Bill Womack.

Board Members Were Introduced

Bill Womack - President

Lewis Detlefsen - Vice President

Cindy Walker - Secretary

Ed McLaurin

Ronnie Hawthorne

Aubrey Smith

Minutes from the 2016 Annual Meeting were voted on and approved.

A presentation was given by the Board that included general contact information, 2016-2017 highlights, contracts issued, upcoming and potential projects, financial reports, San Carlos web page, spring break, Hangout Festival, parking policies, by laws, storm preparation and unit construction guidelines.

Additional Comments During the Presentation:

~ Better contractor oversight needs to occur while they are in the building doing work in condos.

~ It was noted during the presentation that the sun sails have been completed by the pool and BBQ area updated.

~ Some tiles in lobbies are cracking. Attempts have been made to get tiles like them for replacements, but that is no longer possible. A tile that is close is being used as needed.

~ The bathroom doors by the pool are rusting and need to be repaired.

~ A larger latch needs to be put by the pool area so it closes properly.

~ A \$150 community room cleaning fee will be assessed to any owner who did not leave the room clean.

~ The association still does not have all the condo inspection sheets back

from owners. This is to be encouraged since it finds problems before it effects that unit and others below.

~ Please make a point to let people in your condo know not to leave the washer/dishwasher unattended. We had an incident where the people went to sleep with the washer on and it flooded. This caused problems for them and several floors below them.

~ Procedures have been written down for the generator and been practiced.

~ The people in attendance agreed that a bylaw should be written and approved stating that a unit more than 3 months behind in their HOA dues will have HOA provided services suspended. David Bodenheimer said that our association lawyer needs to be the person to write this up and he will contact him to do so.

~ Pulling in balcony furniture before a storm will only occur after the building is storm secure and only if there is time to do so. It is ultimately the responsibility of the owner to have this done if they are not in Gulf Shores.

Board Elections

Four positions on the Board of Directors were up for election. The five candidates for those positions were Lewis Detlefsen, Rob Harness, Allan Hirsch, Lynn Morgan, and David Rosier. All candidates were allowed to introduce themselves, share their background and tell why they desired a position on the board.

Paper ballots were handed to those present and instructed to vote for up to four candidates.

All ballots were tabulated along with those which owners had voted for on their returned proxies.

Lewis Detlefsen, Rob Harness, Allan Hirsch, and Dave Rosier were elected to serve a 2017-2019 term.

Next Annual Meeting Date and Time

August 25, 2018 @ 9:00 in the 3rd Floor Conference Room

Adjourn

A motion was made/seconded to adjourn. Bill Womack adjourned the meeting at 11:27am.