

Grand Bay Condominiums of Marco Inc.

991 N Barfield Drive

Marco Island, Florida 34145

Minutes of Board of Directors Meeting

DATE: March 20, 2024

TIME: 2:00 P.M.

Opening Proceedings

Board members present:

- Del Suppo,
- Michael Mehall
- Robert Vanderselt
- Bill Mayberry
- Milan Blaho

Also present were Jim Bonfitto and Brandon from Beachside Management.

Roll Call – All Board Members Present

- A quorum was established for compliance purposes.
- Proof of Notice was verified by Beachside and the association is compliant.
- The minutes of the previous annual board meeting were read. The Board and Owners approved the minutes.

Report of Officers

- Financials
 - Bob stated we were within our budget for 2024. There was a motion to accept the report and it passed unanimously.

Old Business

- Roof Report
 - Agreed to contact CMR one more time to allow a mediator to settle with Suprema, with a deadline of 3/26/24. If no response, the board agreed to reinvest the \$120,000.00 into a 3-month CD. There was a motion made and seconded, passed unanimously.

- Fire Alarm
 - Waiting on permit.
- Boat/Boat slips
 - Discussion of the letter to go out to all owners on rules and responsibilities of slip/boat owners. Some modifications were made. Motion to accept and passed unanimously.
- Tennis Court Painting
 - U.S. Tennis gave a presentation.
 - A Polyurethane surface was recommended, waiting on revised quote.

New Business

- Storm Doors
 - Letter was read to go out to units requiring new storm doors with a cost of \$678.00 installed, paid by unit owner (Lowe's item # 585253 door, #585250 handle, Larson # 14604032). Brief discussion occurred, motion to accept, passed unanimously.
- Engineer Study
 - Rimkus identified in Phase I report that further investigation is required, will be investigated as part of phase II at a cost of \$7800.00. It was moved and seconded to go forward and pay the \$7800.00, passed unanimously.

Open Forum

- A discussion occurred on numerous issues: damaged and dirty Grills, Internet, Garbage/recyclables, auto wash area, construction on Saturday, old bikes on outside rack, rental fees \$75.00. All issues were discussed and resolved.

Adjournment

- The annual meeting officially closed at 3:10 PM.

Respectively submitted,

Bill Mayberry