

**WESTWIND CONDOMINIUM ASSOCIATION, INC.**  
**9715 Harrell Ave.      Treasure Island, Fl. 33706**  
**November 28, 2017 @ 6:00 PM**  
**Members & Board of Directors Annual Meeting**

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**Unapproved Annual Members Meeting Minutes.**

**CALL TO ORDER:** The meeting was called to order @ 6:41 PM. Sandy Gernhard from Condominium Management Group chaired the meeting.

**ROLL CALL:** S. Gernhard called the roll to determine a quorum and certified the proxies. The total present by proxy and in person was twenty-nine (29). The quorum was reached.

**PROOF OF NOTICE OF MEETING:** Affidavit of Mailing was presented.

**APPROVAL OF PRIOR MEETING MINUTES:** Pete Michel made a motion to waive the reading of and approval of the prior meeting minutes. The motion was seconded by Bob Marshall and approved by all.

**CHRISTMAS BONUS:** B. Marshall made a motion to give Tom Gunnels, Westwind maintenance person, a \$ 50.00 Christmas Bonus. The motion was seconded by P. Michel and approved by all.

**REPORTS OF OFFICERS AND COMMITTEES:**

**President Remarks:**

During the past year we focused on making Westwind Condominium a warm and inviting place to live and play along the best beaches in the world. The Board specifically worked on three goals for our Association Members: 1) Safety and Security; 2) Quality of Life; and 3) Maintaining the Investment.

As a result of years of environmental effects, the exterior stucco in many areas of the building structure was on the verge of being compromised. We used programmed Reserve Funds from the Association to stucco and paint the building. We also completed the following projects and initiatives:

- Replacement of the drain-waste-vent system in the building and second floor units
- Replaced/updated the Exterior Electrical Panel Boxes for each of the units and Common Area Electrical Lighting
- Replaced aging Fire Safety Switches and Extinguisher Boxes
- Conducted periodic maintenance to the roof
- Established a Website to improve communications and access to key association documents
- Resealed and repainted the parking lot and spaces
- Revised the Rules and Regulations of the Association
- Negotiated a Reciprocal Setback Waiver Agreement with the Sea Dog Restaurant that provided owners:
  - Installation of new Vinyl Fence along the property line
  - Installation of Zoysia Grass and Landscaping in Dock area
  - To receive a \$30 Gift Card on the 1<sup>st</sup> and 2<sup>nd</sup> Anniversary of the restaurant opening
  - Discount of 10% Monday-Wednesday and 5% Thursday-Sunday
  - 20% Discount on Mug Club and Free T-Shirt

I am also pleased to report the transition of the Westwind Condominium Association Management has gone well. Condominium Management Group (CMG), Inc out of Pinellas Park has provided excellent management services that has improved our accounting, management, and insurance program functions.

**ADJOURNMENT:** There being no further business the meeting adjourned at 6:50 PM.

### **Organizational Meeting Minutes**

**CALL TO ORDER:** The meeting was called to order @ 6:51 PM. Sandy Gernhard from Condominium Management Group chaired the meeting.

**DETERMINATION OF QUORUM:** Mario Garcia was present and will appoint 2018 Board of directors.

**PROOF OF NOTICE OF MEETING:** Affidavit of Mailing was presented.

**APPOINTMENT OF DIRECTORS:** Mario Garcia appointed Pete Michel, Robert Marshall, Pamela Ingram, Barbara Garcia and Steve Buckley. All accepted the appointments.

**APPROVAL OF PRIOR MEETING MINUTES:** P. Michel made a motion to waive the reading of and approval of prior meeting minutes. The motion was seconded by B. Marshall and approved by all.

**ELECTION OF OFFICERS:**

1. Mario Garcia as President
2. Pete Michel as Vice President
3. Steve Buckley as Secretary
4. Robert Marshall as Treasurer
5. Pamela Ingram as Director
6. Barbara Garcia as Director.

**ADJOURNMENT:** There being no further business, P. Michel made a motion to adjourn. The motion was seconded by B. Marshall and approved by all. The meeting adjourned at 7:06 PM.

Submitted by Sandy Gernhard, L.C.A.M  
November 28, 2017