

Board of Directors Meeting
Gulf Pines Associates, Inc.

July 15 , 2006

Members Present:

Sam McCleskey
Jeff Landreth
Tracy Cheney
Pat Lutz

Members Absent:

Sally Manuel

The meeting was held at the McCleskey residence and was called to order by Sam McCleskey at 9:05 AM.

Sam McCleskey established the following Board agenda for all future Board meetings:

1. Review and approve previous meeting minutes
2. Action required/taken from previous minutes
3. Treasurer's Reports
4. New items
5. Schedule of next Board Meeting

2. The minutes of the June 3, 2006 meeting were read and approved with the following amendments to be made:
 1. The \$10,000 in question had been transferred into the checking account in June 2005. No further action needs to be taken.
 2. Clarify that if the MSBU is implemented the annual dues could be adjusted accordingly so that people would not feel they would be paying double.

3. Sam McCleskey stated that the prior Board had hired Wade Wallace to review Gulf Pines documents. He related that the files had been misplaced in the attorney's office and finally returned to the Board after 18 months. Board members reviewed the documents and decided that Sam McCleskey should put them in the safety deposit box.

4. Jeff Landreth stated he had contacted the offices of Attorney Newman and to this date has not received a return call.

5. Pat Lutz stated she is still waiting for documentation from Heather @ Harmon Insurance regarding our insurance policy. Jeff Landreth stated he would call Whitney Bank and see if he could get basic corporate liability insurance policy for the corporation.

6. Tracy Cheney stated that lot 1 & 2, block 2 was being sold and the title company was trying to collect dues on that property. The Board decided that a letter should be sent to the title company informing them that the commercial property was not a part of the residential lots and were not required to pay dues.

7. Jeff Landreth stated that he did not think that all of the street lights in Gulf Pines were operational and he would look into this matter.

8. Pat Lutz made the motion to accept the Board's response to the Petition dated February 25, 2006 as written. Jeff Landreth will post it on the Gulf Pines web site. Seconded by Jeff Landreth. Motion carried.
9. The Board agreed that the next meeting will be held on September 9, 2006.
10. Sam McCleskey stated that 39 people attended the 4th of July picnic held at the lakefront that was sponsored by the beautification committee.
11. The Board decided that a security guard should be posted at the beach front walkover on September 3, 2006 from 11AM till 3PM. Jeff Landreth stated he would place a notice on the web site requesting donations for the security fund.
12. Jeff Landreth made a motion to have a sign posted at the beach parking lot that designates "Parking for Gulf Pines residents and Guests only" Violators will be towed at owners expense. .Seconded by Sam McCleskey. Motion carried.
13. Tracy Cheney she had received an estimate of \$1600 to survey the beach parking lot. She stated she needed to contact Russ Aldrich again regarding this matter.
14. Sam McCleskey stated that he counted 90 homes in Gulf pines. 46 full time residents, 5 full time renters, and about 13 houses that are daily/weekly rentals.
15. Jeff Landreth stated he would contact a title attorney and see if anything further needs to be done regarding our title policy on the beach front property.
16. Jeff Landreth read a letter received from residents Betty and Walt Lamb. (see Attachment)
17. Pat Lutz stated that the Board needed to be very vigilant regarding the zoning changes within Walton County. She suggested that Board members take turns attending the Walton County Board meetings.
18. Sam McCleskey stated he met with the Code enforcement officer regarding the number of cars parked in front of the old Grimaldi residence. The officer said he would handle the matter.
19. Sam McCleskey stated he had asked Dennis Lutz and Jim Parker to draw up tentative plans for the beach pavilion.
20. There being no further business the meeting was adjourned at 11:05AM.