

Subject: Board of Directors Meeting – Gulf Pines Associates, Inc.

Date: April 28, 2006

Directors Present:

Sam McCleskey

Pat Lutz

Sally Manuel

Tracy Chaney

Jeff Landreth

Guests Present:

Sam Sulli

The Meeting was held at the Lutz residence and was called to order by Sam McCluskey at 9:05 AM.

1. Pat Lutz stated that there is a need for the new Board to clarify their role in service to the community since the State has ruled that we are not a Homeowners Association. She said that we need to help people realize that this is now a voluntary organization and everything we do should be in the best interest of the community. She further related that the subdivision is a community of homeowners that are not required to pay dues and who voluntarily give up their time, efforts and money to make this a great place to live.
2. Sam McCleskey read the duties of each of the Directors of the corporation according to the By-Laws, stating that we are a non profit corporation.
3. Sally Manuel made a motion that Sam McCleskey and Pat Lutz be considered for the office of President. The motion was seconded by Tracy Chaney. Sam was elected to this position.
4. Tracey then made a motion that Jeff Landreth be elected to the position of Vice President. It was seconded by Sam McClesky . Jeff was duly elected to this position.
5. Tracy Chaney nominated Pat Lutz to be Secretary. It was seconded by Sam McCleskey and Pat was duly elected to this position.
6. Sally Manuel nominated Tracy Chaney for treasurer. It was seconded by Pat Lutz and Tracey was duly elected.
7. Sally Manuel will serve as an At-Large Direstor.
8. Sam McCleskey suggested that in the future, all Board meetings should be open to the entire community and the place, date and time should be published with the request that any issues from the community should be addressed in writing to a Board Member prior to the meeting. These issues will be addressed at the end of the Board Meeting, after regular business has been conducted.

9. The Board was unanimous in establishing a list of the following priorities that need to be addressed:
 - Beach Pavillion
 - Security
 - Street Light at the Entrance
 - County Issues:
 - Codes Zoning
 - Storm Water Drainage System
 - Restriction of Businesses in the Neighborhood
 - Concurrency of Building Plans
10. Jeff Landreath suggested that a survey be sent out to all parcel owners to determine the level of interest in becoming a homeowners association.
11. Pat Lutz stated that the money donated for the Beach Walkover was an additional contribution as all but two contributors had paid the annual contribution. She also stated the the individuals who had donated thought that the Board had approved the project as Jim Holden, the current President, was on site during the construction.
12. Sam McCleskey suggested that the additional funds were to be placed in a separate account for future use on the Pavillion.
13. Sam Sulli requested that a professional be hired to repair the sprinkler system at the entrance of the subdivision.
14. Sally Manuel made a motion that Dave Bryant be hired to repair the sprinkler system; cost not to exceed \$500. The motion was seconded by Sam McClesky & the motion was carried.
15. Sally Manuel made a motion to adjourn the meeting as there was no further business to discuss.

Pat Lutz
Secretary