

Board of Directors Meeting
Gulf Pines Associates, Inc.

November 4, 2006

Members Present:

Sam McCleskey
Jeff Landreth
Tracy Chaney
Pat Lutz

Members Absent:

Sally Manuel

The meeting was held at the McCleskey residence and was called to order by Sam McCleskey at 9:09 AM.

1. The minutes of the September 23, 2006 meeting were read . Tracy Chaney made a motion to approve the minutes with corrections to be made. Seconded by Pat Lutz. Motion carried.
2. After much discussion, the Board decided that Pat Lutz, secretary, would respond to Mr. Dowd, Helen Robert's attorney, acknowledging receipt of her letter.
3. Pat Lutz questioned when property is sold can the closing attorney demand the unpaid dues since we are not a HOA. Jeff Landreth stated it could be put on the settlement statement as a voluntary contribution. Pat Lutz stated that Gulf Pines should not be misrepresented as a HOA and any correspondence with the attorneys should inform them that the association dues are voluntary contributions.
4. Sam McCleskey stated that the DEP requires a survey of the beach front lot prior to construction of a gazebo. Sam McCleskey made a motion to have the lot surveyed and include the parking lot for a cost of \$1400. Seconded by Pat Lutz. Motion carried.
5. Pat Lutz stated that according to Gulf Pines plat plan the beach parking lot was "dedicated for public use" which indicates that it is county property. There was much discussion & it was decided that the wording indicated who was responsible for the area, and did not clarify ownership.
6. Pat Lutz stated she had received 20 responses from the survey questioning whether we should be a HOA. 14 responses were positive towards having a HOA. 7 people responded by saying they would be willing to be on a committee.

7. The Board decided to establish the following committees with one representative from the Board to be on each committee.
 - a. HOA-----Jeff Landreth
 - b. Maintenance/Beautification----Tracy Chaney
 - c. Walkover/Beach-----Sam McCleskey
 - d. Communication/Newsletter-----Pat Lutz
 - e. Fund Raising-----Sally Manuel

Sam McCleskey stated that the individuals who showed interest in being on a Committee would be contacted and asked which committee they wished to Serve.

8. Jeff Landreth stated he would look into a web site for Gulf Pines that was more user friendly.
9. Sam McCleskey questioned when the dues letter should be sent out to the community. It was decided that a newsletter would be sent out in December to include yearly dues, fund raising, requests for e-mail addresses and Board vacancies. 2 vacancies for 3 year term and 1 vacancy for 1 year.
10. Sam McCleskey stated he had talked to several people and was informed that the Cost of a gazebo at the beach would cost at least \$40,000. The Board discussed the feasibility of requesting each parcel owner to donate \$500 for this project.
11. Jeff Landreth stated that the signs for the beach parking lot would cost \$180 each For a total of 2 signs which would be sandblasted wooden paint. Sam McCleskey made a motion to order the signs. Seconded by Tracy Chaney. Motion carried.
12. Sam McCleskey made a motion that the Mayes family be contacted and Requested to remove the tree that fell into the lake from their property. Jeff Landreth seconded. Motion carried.
13. Tracy Chaney reported that a Mr. Gomez, DEP, will be the individual releasing The permit for the construction of the gazebo. She related she had sent him the drawings of the old gazebo and informed him we would like to have the same footprint.
14. Arden McCleskey informed the Board that the Beautification Committee was Planning on having a memorial walk at the lakefront. She also related that they Were looking into having a pergola built on the site.
15. Tracy Chaney stated there was \$25,048.10 in the checking account.

The next meeting to be held will be at the McCleskey residence on December 2, 2006. There being no further business the meeting was adjourned at 10:50 AM.

Pat Lutz, Secretary