

GULF PALM VILLAS
BOARD OF DIRECTORS MEETING MINUTES
December 9, 2024

ATTENDANCE:

Members present: President Pro Temp/Vice-President Emile Hebert (#205), Treasurer Bill Abraham (#313), Secretary Kelly Brasher (#213), Members-at-large Linda Elledge (#321) and Raymond May (#207)

Secretary Kelly Brasher called the meeting to order at 5:26 in unit 205.

Minutes of the last meeting: Board of Directors Meeting Minutes of November 18, 2024, had been previously approved via email and the reading was passed.

Treasurer's Report:

The treasurer's report was given by Treasurer Bill Abraham. Bill reported that all bills are current.

Bill reported that all bills are current for the month. Orkin was inadvertently paid twice by the bank for the annual termite treatment but the bank and Orkin are aware of and rectifying the issue. We are ending the year with \$50,000 in two Certificate of Deposits, both due to mature in July of 2025. They will be available for use if needed for any unanticipated insurance increase.

The preliminary budget for 2025 is attached for your review. Bill explained that he has budgeted a 10% projected increase in flood insurance and \$250,000 for insurance for next year. He also has a \$125,000 budget for construction projects for 2025. If anyone has any questions, please contact Bill Abraham, Unit 313, billabraham124@gmail.com, 225-363-8677.

A motion to accept the Treasurer's report was made by Raymond May, seconded by Linda Elledge, and passed unanimously.

President's Report

President Pro Temp Emile Hebert reported that the bids that were approved at the last meeting were just waiting on the weather to clear to start work. Emile also reported that they are working on bids to replace/repair the roof of buildings on the East side, and they are also waiting on bids to redo the walkways on both the 2nd and 3rd floors on the West side.

1. A motion was made by Emile Hebert, seconded by Bill Abraham to spend \$12,145 on repair/replacement of rotten wood rafters/beams, painting of any unpainted rafters, repair/replace a piece of the dumpster fence on the East side, and replace two of the solar streetlights. Motion passed unanimously.
2. A motion was made by Emile Hebert, seconded by Raymond May, to spend \$1950 to repair/seal leaking gutters and downspouts. Motion passed unanimously.

Annual Meeting:

1. The GPV Annual Meeting will be held on Saturday, February 1, 2025, 9:30 am to 11: am at the Pass Christian Public Library, 111 Hiern Ave, Pass Christian, MS. Please note that the meeting date has been changed from January 18, 2025 due to scheduling issues. At this meeting, GPV Unit owners will vote to accept the 2025 Budget Assumptions. Also, unit owners will vote for a slate of officers presented by the GPV Nominating Committee consisting of Linda Elledge, Tim Cross, and Jay Pick. The Nominating Committee offers the following members for the 2025 GPV Board of Directors subject to other nominations from the floor:

President- Paul Tuennerman (#311)
Vice President- Emile Heber (#205)
Treasurer- Bill Abraham (#313)
Secretary- Mark Graham (#210)
Member-at-Large - Linda Elledge (#321)
Member-at-Large - Raymond May (#207)

Each unit is allocated one (1) vote. If you are not able to attend this meeting, please email your appointed proxy to the Secretary, Kelly Brasher at kellybrasher63@gmail.com. You may appoint any unit owner as your proxy. You may use the attached proxy form or email with the person's name, please make sure your unit number is in the email. Proxies must be in writing.

New Business

1. We are having issues with pet waste. Please be advised that as the pet owner, it is your responsibility to clean up after your pets and ensure that they are relieving themselves on the grass.
2. The Board would like to thank everyone involved in decorating GPV for the holidays:

Front Lights: Raymond May (#207), Bill and Kate Abraham (#313), Dave Blackstock (#212), Emile and Beverly Hebert (#205), Dan and Linda Elledge (#321), Chris Beasley (#315) and Jim Ehler (#319).

Courtyard Lights: Kelly Brasher and Mike Haas (#213)

With no further business to discuss a motion was made by Bill Abraham to adjourn, seconded by Linda Elledge, and carried by a unanimous vote. The next regular meeting of the Board will be held at 5:30 pm on January 13, 2025, in unit 321.