

# **GULF SHORES NORTH PROPERTY OWNERS ASSOCIATION**

**2017 ANNUAL MEETING**

**TUESDAY MARCH 7, 2017**

---

---

## **LIST OF ENCLOSURES**

NOTICE OF ANNUAL MEETING

AGENDA

MINUTES OF 2016 ANNUAL MEETING

APPROVED 2017 OPERATING BUDGET

2016 YEAR-END FINANCIAL REPORT

PROXY FORM (Blue Paper) AND RETURN ENVELOPE

BALLOT (Green Paper)

**THE GATE CODE FOR THIS MEETING IS \*89899**

# **GULF SHORES NORTH PROPERTY OWNERS ASSOCIATION**

## **OFFICIAL NOTICE OF ANNUAL MEETING**

Notice is hereby given of the 2017 Annual Meeting of the Gulf Shores North Property Owners Association. Said meeting will be held at the date, hour and place noted below:

- DATE:** Tuesday, March 7, 2017
- TIME:** 3:00 p.m.
- PLACE:** Sea Oats Meeting Room  
Boca Grande, FL 33921  
Gate Code = \*89899
- PURPOSE:** Election of Directors to the Board and  
General Membership Meeting

# **GULF SHORES NORTH PROPERTY MEMBERS ASSOCIATION, INC.**

P.O. Box 375  
Placida, FL 33946  
941-697-9722  
Fax: 941-697-0738

## **MINUTES ANNUAL MEMBERSHIP MEETING Tuesday, March 8, 2016**

### **CALL TO ORDER:**

The meeting was called to order at 3:00 p.m. The following Directors were present: Marilyn Geil, Barbara Jenkins, Ted Kubista, John Moening, Nancy Peterson, Martha Randall, Neal Rietz and Harold Wells. Also present were Association Managers Dianne Beymer and Tim Freeman and 11 members.

Ballots were collected and proxies recorded. A quorum of 30% (77 members) is required at meetings of the members. 83 members (32.30%) were represented either in person or by proxy, so the meeting could proceed. The following is a report of attendance:

	<u>By Proxy</u>	<u>In Person</u>	<u>Total Representation</u>	<u>Total Association Membership</u>
Dunes of Boca	5	1	6	40
GSN #4	15	6	21	68
GSN #5	3	1	4	9
Sea Oats	17	3	20	88
Seawatch	13	5	18	49
Tract "N"	0	0	0	3
Total	53	16	69	257

### **APPROVAL OF MINUTES**

Reading of the Minutes of the March 10, 2015 Annual Meeting was waived. On a **MOTION** by John Peterson, seconded by Nathan Forrester, the minutes of the 2015 Annual Meeting were approved as presented.

### **ELECTION OF DIRECTORS**

Tim Freeman explained there were three vacancies on the Board and three candidates on the ballot: Marilyn Geil, Nancy Peterson and Weldon Rogers and one write-in candidate: Harold Johnson, who was not present to accept the nomination. The election results were as follows:

Marilyn Geil	48
Nancy Peterson	50
Weldon Rogers	50

Marilyn Geil, Nancy Peterson and Weldon Rogers were elected for a three-year term.

### **REPORT ON ASSOCIATION ACTIVITY**

Association Manager Tim Freeman reported on the Board's and management's activities during the last year:

**Gulf Shores North Property Owners Association, Inc.**

**2017 Budget**

1/1/2017 - 12/31/2017

	2017 Budget
<b>INCOME</b>	
Assessments	\$ 27,115
<b>TOTAL INCOME</b>	<b>\$ 27,115</b>
<b>EXPENSES</b>	
Bad Debt	\$ 400
Admin Expense - Supplies & Printing	400
Insurance	5,400
Annual Landscaping Contract	7,608
Maintenance/Misc. Landscaping	2,000
Mangrove Trimming	2,000
Admin Expense - Office Expense	340
Admin Expense - Postage	600
Accounting	170
Legal Fees	500
Management Fees	4,800
Professional Misc.	1,000
Admin Expense - Meetings	132
Admin Expense - Record Storage	135
Admin Expense - Annual Report	70
<b>TOTAL EXPENSES</b>	<b>\$ 25,555</b>
<b>RESERVES</b>	
Deferred Maintenance	\$ 1,560
<b>TOTAL RESERVES</b>	<b>\$ 1,560</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$ 27,115</b>

**2017 Schedule of Reserves**

COMPONENT	Average Estimated Useful Life	Estimated Full Funding Time Table	Estimated Full Funding Requirements	Reserve Balance at 12/31/16	2017 Budgeted Funding
Deferred Maintenance	5	4	\$ 15,000	\$ 8,736	\$ 1,560
<b>TOTAL</b>			<b>\$ 15,000</b>	<b>\$ 8,736</b>	<b>\$ 1,560</b>

# GULF SHORES NORTH PROPERTY OWNERS ASSOCIATION

## PROXY

The undersigned hereby appoints: The designated Association Officer OR

\*

\_\_\_\_\_ to vote my proxy, with full powers of substitution, for all matters to come before the Annual Meeting of the above corporation to be held on

Tuesday, March 7, 2017 at 3:00 p.m.  
Sea Oats Meeting Room  
Boca Grande, FL 33921

**In the event the undersigned is present at said meeting, this proxy is hereby canceled.**

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017

**SIGNED** \_\_\_\_\_  
*Owner's Signature*

**PRINTED NAME** \_\_\_\_\_

**ADDRESS/LOT NUMBER** \_\_\_\_\_  
*Physical address, NOT P.O. Box number*

**NOTE:** Please return your proxy by mail in the enclosed self-addressed envelope. Property owners who attend the Annual Meeting in person (and we hope everyone will be able to) will have their canceled proxy returned to them prior to the Call to Order.

**\*PLEASE NOTE:** If you specify a person other than the Secretary on your Proxy, that person **MUST** be physically present at the meeting!

# GULF SHORES NORTH PROPERTY OWNERS ASSOCIATION

## BALLOT

### ELECTION OF DIRECTORS MARCH 7, 2017

The undersigned votes for the following three nominees as Directors of the above Association:

#### VOTE FOR THREE (3)

Martin Lyons	<input type="checkbox"/>
Neal Rietz	<input type="checkbox"/>
Harold Wells	<input type="checkbox"/>

SIGNED \_\_\_\_\_  
*Owner's Signature*

PRINTED NAME \_\_\_\_\_

ADDRESS/LOT NUMBER \_\_\_\_\_  
*Physical Address, NOT P.O. Box Number*

#### GSNPOA Amended and Restated Bylaws state the following:

**Section 4.3 Nominations and Elections** – At each Annual Meeting the Members shall elect three (3) Directors to three (3) year terms. The Nominating Committee shall be appointed by a majority of the Board and shall consist of one (1) Director and two (2) Members.... Prior to each Annual Meeting, the Nominating Committee shall nominate three (3) candidates to serve three (3) year terms to succeed the three (3) Directors whose terms will expire at the adjournment of that Annual Meeting. In addition to the three (3) nominees presented by the Nominating Committee, nominations may be made from the floor.... If other (than those by the Nominating Committee) nominations are made, each Member, present or via proxy, shall vote for three (3) nominees and the three (3) nominees receiving the highest vote totals shall be elected.