



AGENDA  
BOARD MEETING  
05/01/2021  
9:00 A.M.

1. Call to Order
2. Disposal of Unapproved Minutes from 03/19/2021 & 04/09/2021
3. Officer's Report
  - President's Report- Wade Everett
  - Treasurer's Report- Bill Shaw
4. Unfinished Business
  - Other
5. New Business
  - Construction Update
  - Dome Update
  - Other
6. Adjournment



**Friday, March 19, 2021  
Conference Call  
9:00 A.M. CST**

**Present from Board:**

Wade Everett: President  
Ann Delmore: Vice President  
Treasurer: Bill Shaw  
Shelby Kilpatrick- Treasurer  
Member at Large- Lesa Nives

**Call to Order**

After determining a quorum was established the meeting was called to order by Wade Everett at 9:00 A.M

**Calling of Roll**

Board members present were Wade Everett, Ann Delmore, Bill Shaw, Shelby Kilpatrick, and Lesa Nevins. Representing Vacasa were Wendy Blevins, Betty Gandy Julie Piathek, & Matt Pace

**New Business**

Treasurer Bill Shaw made a motion that a request be made to reimburse GSP from the recovered funds in the amount of \$10,000 for the attorney fees that were incurred due to the misappropriation of funds/ fraudulent wire transfer. Lesa Nivens seconded. After discussion, the motion passed unanimously.

Treasurer Bill Shaw made a motion for President Wade Everett to mitigate with the HOA Attorney regarding the HOA members that are creating the dissension & posting of untruths on social media. Ann Delmore seconded. After discussion of the posting on social media that is creating the dissension & untruths the motion passed unanimously.

**Date of Next Meeting**

Next meeting will be by conference call on Friday, April 9, 2021 at 9 A.M.

**Adjournment**

With no further business, Bill Shaw motioned to adjourn the meeting. Ann Delmore seconded, all in favor. Meeting adjourned at 10:30 A.M.

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Shelby Kilpatrick, Secretary

These minutes constitute my understanding of the proceeding of this meeting. Wendy Blevins



**Friday, April 9, 2021**  
**Conference Call**  
**9:00 A.M. CST**

**Present from Board:**

Wade Everett: President  
Ann Delmore: Vice President  
Treasurer: Bill Shaw  
Shelby Kilpatrick- Treasurer  
Member at Large- Lesa Nives

**Call to Order**

After determining a quorum was established the meeting was called to order by Wade Everett at 9:07 A.M

**Calling of Roll**

Board members present were Wade Everett, Ann Delmore, Bill Shaw, Shelby Kilpatrick, and Lesa Nevins. Representing Vacasa was Wendy Blevins

**Approval of Minutes**

Approval of minutes from the March 19, 2021 meeting were tabled until next meeting

**New Business**

President Wade Everett and Board Member Lesa Nivens have been in contact with Secure Vision regarding cable & internet wiring for B1-3 as Harbor Communications will not rewire the buildings due to the hurricane damage & cost. After discussion with the other members of the Board of Directors, Treasurer Bill Shaw made a motion to empower Wade Everett to work with Secure Vision in rewriting the contract to include "out" clauses & authorization to enter a contract with Secure Vision to provide cable & internet services for Gulf Shores Plantation. Lesa Nivens seconded the motion, all in favor, Motion passed unanimously.

**Date of Next Meeting**

Next meeting will be by ZOOM, May 1, 2021 at 9 A.M.

**Adjournment**

With no further business, Bill Shaw motioned to adjourn the meeting. Ann Delmore seconded, all in favor. Meeting adjourned at 10:08 A.M.

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Shelby Kilpatrick, Secretary

**These minutes constitute my understanding of the proceeding of this meeting. Wendy Blevins**

## Annual Budget - Comparative

Properties: Gulf Shores Plantation East - 400 Plantation Rd. Gulf Shores, AL 36542-8138

Period Basis: Calendar

As of: Mar 2021

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: ALGS - Gulf Shores Plantation East

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
4000	Association Dues - Operating Revenue	131,903.91	131,903.92	-0.01	395,711.73	395,711.76	-0.03	1,582,847.00
4050	Beach Service Revenue	0.00	2,083.34	-2,083.34	0.00	6,250.02	-6,250.02	25,000.00
4060	Vending Revenue	0.00	4.17	-4.17	0.00	12.51	-12.51	50.00
4070	Laundry/Tokens Revenue	8.00	2,916.67	-2,908.67	-419.35	6,750.01	-9,169.36	35,000.00
4101	Office Space Revenue	0.00	100.00	-100.00	0.00	300.00	-300.00	1,200.00
4102	Pool Key Revenue	0.00	6.25	-6.25	0.00	18.75	-18.75	75.00
4120	Indoor Pool Membership Revenue	0.00	150.00	-150.00	0.00	450.00	-450.00	1,800.00
4160	Violation Fine Revenue	0.00	8.34	-8.34	0.00	25.02	-25.02	100.00
4200	Other Revenue	0.00	2.92	-2.92	0.00	8.76	-8.76	35.00
4300	Late Fees & Penalty Revenue	709.49	100.00	-809.49	-709.49	300.00	-1,009.49	1,200.00
4470	Hurricane Sally Insurance Claim Proceeds	2,500,000.00	0.00	2,500,000.00	5,000,000.00	0.00	5,000,000.00	0.00
4500	Storage Room Revenue	-680.00	0.00	680.00	22,020.00	23,000.00	-980.00	23,000.00
8010	Interest Income	74.67	33.34	41.33	1,205.23	100.02	1,105.21	400.00
	<b>Total Operating Income</b>	<b>2,630,597.09</b>	<b>137,308.95</b>	<b>2,493,288.14</b>	<b>5,417,808.12</b>	<b>434,926.85</b>	<b>4,982,881.27</b>	<b>1,670,707.00</b>
<b>Expense</b>								
<b>5000</b>	<b>UTILITIES EXPENSE</b>							
5001	Cable TV Expense	6,817.34	6,600.00	-317.34	20,582.01	19,500.00	-1,082.01	78,000.00
5002	Internet Expense	2,640.06	4,666.67	2,026.69	7,206.53	14,000.01	6,793.48	56,000.00
5003	Electricity Utility Expense	2,809.00	5,833.34	3,224.34	10,802.00	17,500.02	6,698.02	70,000.00
5004	Trash Utility Expense	1,615.83	3,833.34	2,317.51	7,936.98	11,500.02	3,563.04	46,000.00
5005	Water Utility Expense	2,491.39	6,250.00	3,758.61	8,071.00	18,750.00	10,679.00	75,000.00
5006	Gulf House Telephone Equipment Expense	129.63	58.34	-71.29	386.69	175.02	-213.67	700.00
5009	Sewer Utility Expense	625.00	4,166.67	3,541.67	2,555.14	12,500.01	9,944.87	50,000.00
	<b>Total UTILITIES EXPENSE</b>	<b>16,828.27</b>	<b>31,308.36</b>	<b>14,480.09</b>	<b>57,522.55</b>	<b>93,925.08</b>	<b>36,402.53</b>	<b>375,700.00</b>
<b>5100</b>	<b>REPAIRS AND MAINTENANCE EXPENSE</b>							
5101	Repairs & Maintenance Labor Expense	0.00	4,166.67	4,166.67	6,704.19	12,500.01	5,795.82	50,000.00
5102	Repairs & Maintenance Supplies Expense	336.36	1,166.67	830.31	2,822.07	3,500.01	677.94	14,000.00
5105	R&M Balcony Tile Expense	0.00	333.34	333.34	0.00	1,000.02	1,000.02	4,000.00
5115	Ground Repair & Maintenance Expense	0.00	625.00	625.00	0.00	1,875.00	1,875.00	7,500.00
5116	Pest Control Expense	786.00	1,083.34	297.34	4,062.00	3,250.02	-811.98	13,000.00
5123	Fire Protection Maintenance Expense	0.00	583.34	583.34	0.00	1,750.02	1,750.02	7,000.00
5125	Hurricane Sally Repairs	170,441.60	0.00	-170,441.60	5,167,389.14	0.00	-5,167,389.14	0.00

## Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5133	Fitness Room Expense	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
	<b>Total REPAIRS AND MAINTENANCE EXPENSE</b>	<b>171,563.96</b>	<b>8,125.03</b>	<b>-163,438.93</b>	<b>5,181,097.40</b>	<b>24,375.09</b>	<b>-5,156,632.31</b>	<b>97,590.00</b>
<b>5200</b>	<b>SERVICES</b>							
5205	Security Expense	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
5207	Landscaping Contracts	2,937.15	2,937.09	-0.06	8,811.45	8,811.27	-0.18	36,246.00
5209	Elevator Contract Expense	1,343.04	1,500.00	156.96	4,327.98	4,500.00	172.04	18,000.00
5212	Fort Morgan Fire Department Donation Expense	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
5213	Fort Morgan Civic Association Donation Expense	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
5220	Janitorial Contract	0.00	11,250.00	11,250.00	1,108.80	33,750.00	32,641.20	135,000.00
	<b>Total SERVICES</b>	<b>4,280.19</b>	<b>16,020.44</b>	<b>11,740.25</b>	<b>14,248.21</b>	<b>48,061.32</b>	<b>33,813.11</b>	<b>192,245.00</b>
<b>5300</b>	<b>PROFESSIONAL EXPENSE</b>							
5302	Legal Expense	0.00	333.34	333.34	2,854.00	1,000.02	-1,853.98	4,000.00
5308	Website	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
	<b>Total PROFESSIONAL EXPENSE</b>	<b>0.00</b>	<b>416.68</b>	<b>416.68</b>	<b>2,854.00</b>	<b>1,250.04</b>	<b>-1,603.96</b>	<b>5,000.00</b>
<b>5400</b>	<b>OFFICE EXPENSE</b>							
5403	Office Supplies Expense	42.85	250.00	207.15	201.08	750.00	-548.32	3,000.00
5407	Printing Expense	140.55	29.17	-111.38	946.80	87.51	-859.29	350.00
	<b>Total OFFICE EXPENSE</b>	<b>183.40</b>	<b>279.17</b>	<b>95.77</b>	<b>1,148.48</b>	<b>837.51</b>	<b>-310.97</b>	<b>3,350.00</b>
<b>5500</b>	<b>ADMINISTRATION EXPENSE</b>							
5503	Meeting & Board Expense	0.00	50.00	50.00	214.99	150.00	-64.99	600.00
5504	Property Management Fee Expense	6,072.00	10,200.00	4,128.00	18,216.00	30,600.00	12,384.00	122,400.00
5507	Social Committee Expense	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
5510	Builders Risk Insurance Expense	24,902.85	40,000.00	15,097.15	74,708.55	120,000.00	45,291.45	480,000.00
5511	Bank Fees Expense	195.95	416.67	220.72	270.95	1,250.01	979.06	5,000.00
5513	Taxes, Licenses, Registration Expense	0.00	150.00	150.00	700.00	450.00	-250.00	1,800.00
5518	Flood Insurance	1,952.42	2,083.34	120.92	5,887.26	6,250.02	362.76	25,000.00
5519	Misc Expense	0.00	116.67	116.67	0.00	350.01	350.01	1,400.00
5524	Insurance Monthly Allocation	-1,773.00	7,451.00	5,678.00	-5,319.00	22,353.00	17,034.00	89,412.00
	<b>Total ADMINISTRATION EXPENSE</b>	<b>34,906.22</b>	<b>60,591.02</b>	<b>25,644.80</b>	<b>105,316.75</b>	<b>181,653.06</b>	<b>76,336.31</b>	<b>726,612.00</b>
<b>5600</b>	<b>POOL/HOT TUB EXPENSE</b>							
5601	Pool/Hot Tub Repair Expense	0.00	833.34	833.34	0.00	2,500.02	2,500.02	10,000.00
5603	Pool/Hot Tub Supplies Expense	0.00	1,666.67	1,666.67	140.75	5,000.01	4,859.26	20,000.00
	<b>Total POOL/HOT TUB EXPENSE</b>	<b>0.00</b>	<b>2,500.01</b>	<b>2,500.01</b>	<b>140.75</b>	<b>7,500.03</b>	<b>7,359.28</b>	<b>30,000.00</b>
<b>5700</b>	<b>SUPPLIES EXPENSE</b>							
5702	Cleaning Supplies	0.00	833.34	833.34	0.00	2,500.02	2,500.02	10,000.00
5704	Landscaping/Grounds Supplies Expense	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
	<b>Total SUPPLIES EXPENSE</b>	<b>0.00</b>	<b>1,333.34</b>	<b>1,333.34</b>	<b>0.00</b>	<b>4,000.02</b>	<b>4,000.02</b>	<b>16,000.00</b>
<b>5900</b>	<b>PERSONNEL EXPENSE</b>							
5902	Contract Labor - Grounds Maintenance	10,603.74	7,000.00	3,653.74	28,517.59	21,000.00	-7,517.59	84,000.00
5903	Contract Labor - Security	12,806.71	11,691.67	-1,114.04	33,975.29	35,075.01	1,099.72	140,300.00

## Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	<b>Total PERSONNEL EXPENSE</b>	<u>23,459.45</u>	<u>18,591.67</u>	<u>-4,767.78</u>	<u>62,492.88</u>	<u>56,075.01</u>	<u>-6,417.87</u>	<u>224,300.00</u>
	<b>Total Operating Expense</b>	<u>251,221.49</u>	<u>139,225.72</u>	<u>-111,995.77</u>	<u>5,424,731.02</u>	<u>417,677.16</u>	<u>-5,007,053.86</u>	<u>1,670,707.00</u>
	<b>Total Operating Income</b>	<u>2,630,597.09</u>	<u>137,308.95</u>	<u>2,493,288.14</u>	<u>5,417,808.12</u>	<u>434,926.85</u>	<u>4,982,881.27</u>	<u>1,670,707.00</u>
	<b>Total Operating Expense</b>	<u>251,221.49</u>	<u>139,225.72</u>	<u>-111,995.77</u>	<u>5,424,731.02</u>	<u>417,677.16</u>	<u>-5,007,053.86</u>	<u>1,670,707.00</u>
	<b>NOI - Net Operating Income</b>	<u>2,379,375.60</u>	<u>-1,916.77</u>	<u>2,381,292.37</u>	<u>-6,922.90</u>	<u>17,249.69</u>	<u>-24,172.59</u>	<u>0.00</u>
	<b>Other Income</b>							
7010	Association Dues - Reserves Revenue	18,378.09	18,378.09	0.00	55,134.27	55,134.27	0.00	220,537.00
7700	Reserve Interest Income	279.46	0.00	279.46	310.64	0.00	310.64	0.00
	<b>Total Other Income</b>	<u>18,657.55</u>	<u>18,378.09</u>	<u>279.46</u>	<u>55,444.91</u>	<u>55,134.27</u>	<u>310.64</u>	<u>220,537.00</u>
	<b>Other Expense</b>							
7100	<b>RESERVE REPAIRS AND MAINTENANCE EXPENSE</b>							
7101	Reserve Repairs & Maintenance Labor Expense	0.00	18,378.09	18,378.09	0.00	55,134.27	55,134.27	220,537.00
	<b>Total RESERVE REPAIRS AND MAINTENANCE EXPENSE</b>	<u>0.00</u>	<u>18,378.09</u>	<u>18,378.09</u>	<u>0.00</u>	<u>55,134.27</u>	<u>55,134.27</u>	<u>220,537.00</u>
	<b>Total Other Expense</b>	<u>0.00</u>	<u>18,378.09</u>	<u>18,378.09</u>	<u>0.00</u>	<u>55,134.27</u>	<u>55,134.27</u>	<u>220,537.00</u>
	<b>Net Other Income</b>	<u>18,657.55</u>	<u>0.00</u>	<u>18,657.55</u>	<u>55,444.91</u>	<u>0.00</u>	<u>55,444.91</u>	<u>0.00</u>
	<b>Total Income</b>	<u>2,649,254.64</u>	<u>155,887.04</u>	<u>2,493,367.60</u>	<u>5,473,253.03</u>	<u>490,061.12</u>	<u>4,983,191.91</u>	<u>1,691,244.00</u>
	<b>Total Expense</b>	<u>251,221.49</u>	<u>157,603.81</u>	<u>-93,617.68</u>	<u>5,424,731.02</u>	<u>472,811.43</u>	<u>-4,951,919.59</u>	<u>1,801,244.00</u>
	<b>Net Income</b>	<u>2,398,033.15</u>	<u>-1,916.77</u>	<u>2,399,949.92</u>	<u>48,522.01</u>	<u>17,249.69</u>	<u>31,272.32</u>	<u>0.00</u>



## Balance Sheet

Properties: Gulf Shores Plantation East - 400 Plantation Rd. Gulf Shores, AL 36542-8138

As of: 03/31/2021

Accounting Basis: Accrual

GL Account Map: ALGS - Gulf Shores Plantation East

Level of Detail: Detail View

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
1000	(2537) Operating Checking Account	1,011,378.19
1003	CD Account - Reserve	180,000.00
1005	(2512 - 2551) Reserve Sweep Account	152,932.36
1008	(7715 - 7155) Insurance Operating Account	438.03
1016	(9737 - 9373) Hurricane Operating Account	1,388,208.78
	<b>Total Cash</b>	<b>2,732,957.36</b>
<b>ASSESSMENTS RECEIVABLE</b>		
1101	Operating Assessments Receivable	19,041.12
1105	Special Assessment #1 Receivable	2,739.74
	<b>Total ASSESSMENTS RECEIVABLE</b>	<b>21,780.86</b>
<b>INTERCOMPANY</b>		
1115	Due to/from Reserve Fund	65,425.27
	<b>Total INTERCOMPANY</b>	<b>65,425.27</b>
1145	Other Receivable	540.00
1200	Prepaid Expense	1,463.20
1201	Prepaid Insurance	35,222.65
1202	Prepaid Federal Income Taxes	14,139.00
<b>FIXED ASSETS</b>		
1520	Fixed Assets - Equipment & Machinery	112,374.58
	<b>Total FIXED ASSETS</b>	<b>112,374.58</b>
<b>ACCUMULATED DEPRECIATION</b>		
1620	Accumulated Depreciation - Equipment & Machinery	-25,069.51
	<b>Total ACCUMULATED DEPRECIATION</b>	<b>-25,069.51</b>
	<b>TOTAL ASSETS</b>	<b>2,958,833.41</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
2000	Accounts Payable	78,479.97
2100	Other Accrued Payables	7,596.15
2250	Accrued Federal Income Taxes	829.00
2300	Prepaid Assessments	102,853.56
<b>OTHER CURRENT LIABILITIES</b>		
2101	Due To Operating Fund	65,425.27
2105	Due to/from Other	915,371.03
	<b>Total OTHER CURRENT LIABILITIES</b>	<b>980,796.30</b>
	<b>Total Liabilities</b>	<b>1,170,554.98</b>

## Balance Sheet

Account Number	Account Name	Balance
	<b>Capital</b>	
	<b>RETAINED EARNINGS</b>	
3510	Retained Earnings - Reserve #1	1,495,489.32
3517	Retained Earnings - Operating #1	-851,248.01
3520	Retained Earnings - Operating #2	345,556.52
	<b>Total RETAINED EARNINGS</b>	<u>989,797.83</u>
	Calculated Retained Earnings	48,522.01
	Calculated Prior Years Retained Earnings	<u>740,958.59</u>
	<b>Total Capital</b>	<u>1,788,278.43</u>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u>2,958,833.41</u>