



THE RESORT

AT GULF SHORES PLANTATION

The Election

At the annual meeting in January the association attempted to hold an election for two open positions. The board was questioned about putting a third seat up for election and chose to seek an expert legal opinion before proceeding. As the board stated in the past, our bylaws are ambiguous and not in compliance with the adopted 1991 Condominium Act. The board received the same legal opinion as in the past, the bylaws are ambiguous and open for interpretation. While the board understood that either two or three seats could be defensible, the board chose to put three seats up for election to end the controversy. The board also authorized our attorney to begin the process of bringing our bylaws into compliance with the 1991 Condominium Act.

At the annual meeting we announced that there were four nominations for the two, now three seats up for election. The fourth candidate formally withdrew his nomination, leaving only Lesa Nivens, Stephanie Dillon, and Tami Crouse as candidates. The association has two (2-year terms) up for election and one (1-year term) up for a special election to fill the remainder of the unexpired term. Two candidates, Crouse and Dillon accepted the nomination for the two-year terms and Nivens accepted the nomination for the remaining one-year term. No additional nominations were made. As a result, the board has decided, unanimously, to hold a brief meeting so the association may accept the election results by acclamation, electing the three candidates to their respective terms.

You will receive formal notice of the special quarterly meeting to be held at 9:00 am CDT via zoom.

Changes In Our Management Structure

As we looked for ways to reduce our overall costs, the association chose to contract directly with a security business and a landscaping company. We awarded additional responsibility for maintenance through the security business and housekeeping services through the landscaping company. Our current property management company, Virtuou, recently informed us they were promoting Wendy to oversee more than our property. We decided to accept their offer to continue to provide accounting services and the AppFolio portal while reducing the CAM's role to twenty hours per week on property. This lowers our overall costs.



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