

THE BEACH CLUB
BOARD OF DIRECTORS WORKSHOP MEETING
MARCH 15, 2013

Don Moore called the meeting to order at 1:12pm. The full Board was present with the exception of Ann Hendricks, as well as Kevin Mattoni and Rhonda Swain representing management.

PROOF OF NOTICE

Proof of notice was posted in the lobby.

OWNER'S COMMENTS

Paul Bovenkirk, owner for over 30 years, introduced himself and noted that he loved The Beach Club and St. Augustine.

BOARD ISSUES

John Zino noted that he is staying in unit 107 which is handicap accessible and that the unit is very clean and nicely appointed. Don Abate commented that the interior unit painting looks very nice. Donita Burke commented that we may want to look into framing, or covering the bottom of, the large wall mirrors that have lost their silvering at the bottom. Management will take an inventory of these mirrors. Don Moore commented that he enjoys getting the monthly calendar of events that Vanessa sends out and feels it's a great addition. John Hamel suggested we also look at the newsletter George Gardner, former mayor of St. Augustine, sends out for potential events. Don Moore noted that he had contacted Kevin Mattoni regarding The Beach Club pictures on the RCI website and that it was taken care of quickly.

Ann Hendricks joined the meeting at 1:20pm and commented that she was glad to see the Oleander bushes had been cut back. John Hamel commented that the new elevator floors looked good. Mr. Mattoni noted that the trim piece at the entry of each elevator was being replaced. Don Abate noted that the tennis club's walkway to the beach could use some maintenance, especially on the top rails and plywood at the end. Management will write them a letter. John Zino briefly discussed collections.

OLD BUSINESS

The projects list was reviewed. Ann Hendricks suggested we spray the living room wicker chair frames with polyurethane to renew them. The new carpet in #300 was discussed. Although everyone thought it looked good, management will ask Seltar to provide some additional options by the June meeting since this is the only one we have seen. Cathy Klingensmith requested that the bedroom furniture in unit 103 be moved to 111 since it is different.

Building painting was discussed, including funding, colors, doors and locks and hardware. The Board looked at color suggestions Seltar had made. Management will ask Seltar for recommendations on trim, multiple colored walls, etc. to improve curb appeal.

Pool lighting was discussed. Rhonda Swain explained that the proposal to meet lighting requirements to keep the pool open after dusk that we have been waiting for was going to include lights on 15' tall poles. The consensus was that we did not want 15' tall lights and would like to know what other options (such as building mounted lights, recessed deck lighting, lower poles, etc.) may be.

Management is still waiting on pool heating bids for heat pump, natural gas and geo-thermal heating.

Management is working on pool and hot tub lift options.

Kevin Mattoni reported that the tube dude is made and he will bring over when he has access to a truck. Management pointed out that we have email addresses for over half of our owners. Oombaga was reviewed and staffing was discussed.

NEW BUSINESS

There was no new business.

John Zino made a motion to adjourn the meeting at 4:47pm. Donita Burke provided the second. Motion carried unanimously.