

THE BEACH CLUB
BOARD OF DIRECTORS WORKSHOP MEETING
DECEMBER 5, 2014

John Hamel called the meeting to order at 1:12pm. All Board members were present except Don Moore who is sick. Kevin Mattoni, Sharon Cunningham and Rhonda Swain represented management.

PROOF OF NOTICE

Proof of notice was posted in the lobby.

OWNER'S COMMENTS

Correspondence received from owners, Mr. and Mrs. Roeseler, Mr. and Mrs. Sawatzky, Leo Carroll, G.A. Mackay, Vicki Gold and Leon Engel were reviewed and discussed.

BOARD ISSUES

The Annual meeting agenda and handouts were discussed.

OLD BUSINESS

Tracking reserve projects that are fully funded to aid in planning future projects was discussed. The purchase of master bedroom mattresses with the same mattresses they provided as a sample in unit 109 at the last meeting that was ordered through the RCI affiliates program for about \$300 each was approved.

The dune renovation project was discussed. John Zino made a motion to hire Kevin Patel of Coastal Consultation and Renovation as a consultant to investigate the dune restoration project, to seek approval for the plan, then give us the plan and price. Ann Hendricks provided the second. Motion carried unanimously.

Discussion then turned to the management agreement renewal. Cathy Klingensmith made a motion to execute the first amendment to the management agreement as presented to renew for three years with the price for the first year to remain unchanged and for years two and three to be agreed upon at a later date. Ann Hendricks provided the second. Motion carried unanimously.

NEW BUSINESS

Ann Hendricks made a motion to move \$23,300 from the Common Area FF&E reserve fund to the Building Painting reserve fund. Doing so would keep the painting reserve from ending the year with a negative balance which would then be required by the State to be made up in full in 2015. Don Abate provided the second. Motion carried unanimously.

Cathy Klingensmith made a motion to adjourn the meeting at 4:50pm. John Zino provided the second. Motion carried unanimously.