

**THE BEACH CLUB**  
**BOARD OF DIRECTORS WORKSHOP MEETING**  
**OCTOBER 04, 2013**

Donald Moore called the meeting to order at 9:47am. The full Board was present. Rhonda Swain and Kevin Mattoni represented management.

**PROOF OF NOTICE**

Proof of notice was posted in the lobby.

**OWNER'S COMMENTS**

Owners, Jim and Marie Delaney and Ken and Bev Rindt, were in attendance. Ann Hendricks commented that, based on comments heard during her last stay at The Beach Club, people really liked having the pool towels available to them. Rhonda Swain commented that they had received positive feedback but that it had also caused some negative comments when the towels ran out. Don Moore and John Zino both felt that if it was going to be an amenity then we needed to provide them. Don Moore also felt that the addition of a return bin at the pool exit points may help prompt people to return them after use. Cathy Klingensmith made a motion to purchase more towels. John Zino provided the second. Motion carried unanimously.

Don Moore discussed an email he had received from owners, Mr. and Mrs. Dyer, regarding a misunderstanding about what dates they had reserved. They had called Wednesday of the week they were booked into and said they thought they had booked the following week. Since it was too late to change the week, they checked in later that day to salvage what was left of the week. They were requesting the Board allow them to have a long weekend or something to make up for the time they missed. After some discussion it was decided to offer them up to 3 consecutive bonus days at no cost except the full cleaning fee (so there was no expense to the Association). Rhonda Swain shared a letter she had received from owner, Jean Patrick, regarding cancelling her week 1 day short of the required cancellation time period. After lengthy discussion it was decided to let management work with Ms. Patrick to allow her to secure another week and to recommend travel insurance in the future. There was also a discussion about possibly listing the maintenance fee amount and the maintenance fee amount plus the cost of travel insurance to give the owners an option on the annual billing.

**BOARD ISSUES**

There were no Board issues.

**OLD BUSINESS**

Colors for exterior building painting were briefly discussed and then tabled until Saturday. The Board then went to unit 300 and 201 to see the different unit carpet replacement options. Everyone agreed that they were not in love with either sample. Don Moore suggested that since sofas would be replaced in early 2015, maybe they should consider waiting to select new carpet at the same time. It would also provide additional time to find better options. Ann Hendricks suggested that bedspreads be replaced at the same time. It was also suggested that Seltar attend a meeting in March or June with large samples of carpet, sofa fabric and spread fabric options. The Board agreed to wait on the carpet replacement until January 2015. It was decided that the entire property would be re-mulched every spring.

Pool heater discussion was tabled the budget was discussed. Options for pool area lighting were distributed. Management suggests a rope-type light along the pool fence line, a few solar paver lights in the east end of the deck and to replace the existing bollards with new ones. Ann Hendricks made a motion for management to get prices on the above. Donita Burke-Higgins provided the second. After more discussion it was recommended that the bollard lights have reflectors so that the light shines only into the pool area and that all fixtures put out white light. Motion carried unanimously.

Handicap pool lift exemption was discussed. Triton and Oombaga were discussed.

## **NEW BUSINESS**

Don Moore explained that he had received a request from owners, Fred and Diane Goers, to have the Board meeting minutes available to owners on the website. After discussion it was suggested that owner's initials, instead of their full names, be used in the minutes to protect their privacy and that there be log-in requirements for owners to access the minutes on the website.

There was a short discussion on the Executive Summary that had previously been sent to the Board by management. It was noted that the average maintenance fee, average delinquency and average association owned inventory were all higher than they were at The Beach Club.

Management was asked to leave the meeting.

Upon management's return, special projects, reserves and the 2014 proposed budget was discussed. It was decided to forgo any money for foreclosures in the 2014 budget, to increase forecasted salaries by 10K to give staff holiday bonuses, to increase the 2014 budget for salaries, benefits and taxes in the amount of 5k total, and other miscellaneous changes. Individual staff bonus amounts are to be based on performance (attendance, attitude, etc) and decided by management. Reserves were also discussed and it was agreed to add funds to start building a reserve to fund the purchase and installation of a heater for the pool.

Donald Moore mentioned that he had spoken to the person in charge of the regulating dune activity and found that we could remove invasive plants, like Brazilian pepper, from the dunes and can trim back the wax myrtles. Don was also told that we could remove anything within two feet of our boardwalk. He will contact this person again and get the necessary permits for us.

Donita Burke Higgins made a motion to adjourn at 4:47pm. Ann Hendricks provided the second. Motion carried unanimously.