

**THE BEACH CLUB**  
**BOARD OF DIRECTORS WORKSHOP MEETING**  
**OCTOBER 05, 2013**

Don Moore called the meeting to order at 9:37am. The full Board was present. Kevin Mattoni and Rhonda Swain represented management.

**PROOF OF NOTICE**

Proof of notice was posted in the lobby.

**SECRETARY'S REPORT/MINUTES**

Minutes from June 7<sup>th</sup> and 8<sup>th</sup> meetings were distributed and reviewed. Ann Hendricks made a motion to accept the minutes as presented. Don Moore provided the second. Motion carried unanimously.

**TREASURER'S REPORT**

There was no treasurer's report.

**OWNER'S COMMENTS**

Owners, Jim and Marie Delaney, were in attendance. Ann Hendricks wanted to commend Steve Grant for patiently explaining and showing her grandson how he checked the pool chemicals when they were here in the summer.

Last meetings minutes were reviewed again regarding the tabling of pool heating. John Zino felt that it had been tabled due to the anticipated increase in windstorm insurance and now that that expense was lower than had been anticipated it should be open to discussion again. There was more discussion on heating the pool. Management will collect more information and hopefully have the pool heated by next October.

**MANAGEMENT REPORT**

There was no new management report from September's.

**BOARD ISSUES**

Nominations for the Board were reviewed. Nominations must be accepted through October 28th. The only one management has received so far is from John Zino. Don Abate noted that if there were sufficient people running to fill all vacancies, he would not run this year. Discussion of the management company's evaluation was delayed to get copies made for everyone.

**OLD BUSINESS**

Lobby carpet replacement was discussed and sample 988, C248 was selected (with 545, C448 selected as a second choice). It was also noted that sample 545, 444 would be nice in the units and that the carpet behind the front desk should also be changed to match the lobby.

The summary of the management company evaluation was distributed and discussed. Don Moore suggested that the previous year's evaluation scores be included each year for comparison. From the evaluation, management understands that the Board wants projects to get done in a more timely manner and wants marketing improved.

There was a brief discussion of pitted door frames and that they should be fixed when the building is painted. There was also a discussion on employee training in customer service, etc. Donita Burke Higgins may know someone who could provide this training and will put them in contact with management.

Building painting was discussed. A butter yellow base color with a dark rust trim color with possibly a grey accent (similar to the bird of paradise wallpaper in the unit dressing rooms) was suggested. Cathy Klingensmith will photo-shop some pictures with these colors and send them out by October 26th. Management will contact the preferred painter now to have sample colors available once they are selected, hopefully by the end of October. John Zino made a motion to approve management's selection of a painter from the bids received last year. Don Abate provided the second. With the exception of Cathy Klingensmith, who had stepped away, the motion carried unanimously.

John Zino recommended replacing Phase II unit towels with white ones like used in Phase I and using the green towels as pool towels rather than purchasing additional pool towels as was approved at Friday's meeting.

The 2014 proposed budgets with changes from Friday were distributed, reviewed and discussed. Rather than not doing any foreclosures in 2014, Kevin Mattoni offered for CPMC to pay for some trustee foreclosures and The Beach Club would pay them back when the unit was sold in 2014 or when the expense is put into the 2015 budget (\$250 per week - multiple weeks with the same owner at no additional cost). After more discussion, Mr. Mattoni agreed that CPMC would pay for the foreclosures and The Beach Club would pay them back when the unit is sold. His recommendation is to start with about 20 owners. Ann Hendricks made a motion to allow CPMC to work with management to decide how many units to move forward with the trustee foreclosure process at \$250 each, at CPMC's expense until the unit is sold. John Hamel provided the second. Motion carried unanimously.

### **NEW BUSINESS**

Donita Burke Higgins read a letter received from Hospice regarding the donation the Board had made in memory of Lorraine Daly. The fall newsletter was discussed. John Hamel will write the Letter from the Board.

John Zino made a motion to adjourn the meeting at 12:17pm. Ann Hendricks provided the second. Motion carried unanimously.