

THE BEACH CLUB
BOARD MEETING - MINUTES
DECEMBER 3, 2016

Donita Burke Higgins called the meeting to order at 10:54am. The full Board was present with the exception of Amanda Sims and Mike Demetrio who were just elected minutes earlier. Kevin Mattoni represented management.

PROOF OF NOTICE

Proof of notice was posted in the lobby.

SECRETARY'S REPORT

John Zino made the motion to accept the minutes of October 22, 2016 as presented. Ann Hendricks provided the second. Motion carried unanimously.

TREASURER'S REPORT

There was nothing new to add to the report given at the Annual Meeting.

BOARD ISSUES

There was a lengthy discussion regarding voting, proxies and electronic voting. Options for non-Board member committee chairs were discussed as well as options to increase the Board to 9 members.

MANAGEMENT REPORT

There was nothing new to add to the report given at the Annual Meeting.

OWNERS COMMENTS

Owner, Lora Knopf, was in attendance and just loves it at TBC and feels everyone's doing a good job. Carol Powell had comments from owner, Mary Jo Cairo. Owner, Larry Powell, would like to see Beach Club t-shirts and other items available and suggested setting up a website where people could order their own so we would not have to purchase or carry any stock. Michelle will look into this.

OLD BUSINESS

Donita Burke Higgins will reach out to Don Moore regarding his remaining on the Dune Committee and to the new Board members to welcome them.

The Board wants to move forward with replacing the patio furniture to match the pool area. Cathy Klingensmith made a motion to replace Phase I patio door weather stripping and handles at a cost not to exceed \$10K. Ann Hendricks provided the second. Motion carried unanimously. The Board also wants an additional lock added to each sliding door at the same time.

Shower curtain replacement was also approved.

NEW BUSINESS

Ann Hendricks made a motion to appoint the following Board members for each position: President - Donita Burke Higgins, Vice President - Cathy Klingensmith, Secretary - Carol Powell, and Treasurer - Ann Hendricks. Cathy Klingensmith provided the second. John Zino questioned if positions should be tabled until the new Board members were present and just keep positions as there were until then. Carol Powell felt strongly positions should not be appointed until the full board was present. Pros and cons were discussed. The motion carried three to one with Carol Powell opposed and Donita Burke Higgins abstaining.

Meeting dates for 2017 were confirmed for 3/3 & 4, 6/2 & 3, 10/6 & 7, and 12/1 & 2. All Friday meetings will begin at 1pm except on 12/1 which will be 1:30pm and 10/09 which will begin at 9:30am. All other dates will begin at 9:30am. An employee appreciation luncheon will be held on 12/1 at noon.

Management asked for a clarification on Board travel if the Board member is local or lives within a certain number of miles. It was agreed that all Board members, regardless of where they live, will be offered the same accommodations, meal allowance and mileage.

Ann Hendricks made a motion to approve mileage and one meal for Don Moore to attend the next Board meeting as part of the Dune Committee if he chooses to stay on the committee. John Zino provided the second. Motion carried unanimously.

Donita Burke Higgins thanked Lora Knopf for running for the Board and for staying for the meeting.

John Zino made a motion to adjourn at 1:20pm. Ann Hendricks provided the second. Motion carried unanimously.