

THE BEACH CLUB
BOARD OF DIRECTORS MEETING
MINUTES - OCTOBER 7, 2017

Donita Burke Higgins called the meeting to order at 9:35am. The full Board was present with the exception of Amanda Sims. Kevin Mattoni and Rhonda Swain represented management.

PROOF OF NOTICE

Proof of notice was posted in the lobby.

SECRETARY'S REPORT/MINUTES

Ann Hendricks made a motion to accept the minutes from June 2 and 3, 2017 meetings as presented. Mike Demetrio provided the second. Motion carried unanimously.

TREASURER'S REPORT

Cathy Klingensmith made a motion to accept the Treasurer's report. Mike Demetrio provided the second. Motion carried unanimously.

OWNER'S COMMENTS

Owners, Ernest and Milli Misch, were in attendance. The Board agreed to include owner Stephanie Turnbull in offer for guests that had week 37 reserved. Management will look for something removable to use as a "ramp" for the sliding door track in the handicap accessible units.

MANAGEMENT REPORT

September's Management Report was reviewed.

BOARD ISSUES

One nomination has been received for the Board election this year. Nominations must be accepted through October 23, 2017.

There was a discussion on Board member participation. Kevin noted that only the owners can remove a member of the Board and that the Board itself can only remove an office or position from a Board member.

There was a discussion on "Other" being an agenda item and use of a "items for discussion" tickler list by the Board.

Projects were discussed and how much the Board can authorize to be spent and for what (upkeep vs. change) was discussed.

Cleanliness of the Atlantic Beach and Tennis Club was discussed.

The Management Evaluation for CPMC was discussed.

Management will look into the availability of Travel Insurance. At the Boards request, CPMC will receive and tally the proxy votes.

OLD BUSINESS

Projects were previously discussed.

The management agreement renewal was discussed. John Zino made a motion to approve the 2nd Amendment to the Management agreement, extending CPMC's contract through 2020 with no increase in management fee. Cathy Klingensmith provided the second. Motion carried unanimously.

Ann Hendricks made a motion to accept the 2018 Proposed Budget, with the change in Gas and the transfer of reserve funds as outlined the previous day, for desimination to the ownership. John Zino provided the second. Motion carried unanimously.

NEW BUSINESS

The annual meeting newsletter will follow the same format as the NYCU.

The Board will host a staff luncheon catered by Viola's on December 1st at noon.

Cathy Klingensmith made a motion to give the staff a holiday bonus equal to two weeks pay, pro-rated for staff of less than one year, to be handed out by the Board at the luncheon. Ann Hendricks provided the second. Motion carried unanimously.

Carol review the comment cards with a summary for the Board, noting that they were glowing as usual.

Mike Demetrio made a motion to adjourn the meeting at 1:53pm. Ann Hendricks provided the second. Motion carried unanimously.