

THE BEACH CLUB
BOARD OF DIRECTORS MEETING - MINUTES
OCTOBER 13, 2018

Donita Burke Higgins called the meeting to order at 9:39am. The full Board, with the exception of Carol Powell, who is out due to Hurricane Michael, was present, along with Kevin Mattoni, Rhonda Swain and Michelle Smith representing Cunningham Property Management, Corp.

PROOF OF NOTICE

Proof of notice was posted in the lobby.

SECRETARY'S REPORT/MINUTES

Cathy Klingensmith made a motion to approve the minutes from the June 8 and 9, 2018 minutes as presented. Ann Hendricks provided the second. Motion carried unanimously.

TREASURER'S REPORT

Bank balances at September 30th were provided.

OWNER'S COMMENTS

There were no new comments and no owners in attendance.

MANAGEMENT REPORT

Management had nothing new to add to the October report.

BOARD ISSUES

Rhonda indicated she had received two nominations for 2019 Board elections.

The management evaluation previously received by CPMC was discussed

OLD BUSINESS

The building re-piping project was revisited. In light of the extremely high cost, the age and potential value of the building and the sunset clause being less than six years Cathy Klingensmith made a motion to re-open the bidding process with the goal of having additional information by the Annual meeting with work to potentially begin in January 2020. Ann Hendricks provided the second. Motion carried unanimously. The sunset clause was also discussed.

Dune walkover replacement was re-visited and Cathy provided information on a local (Jax) dealer for the aluminum decking.

Management will look into adding additional bandwidth/speed to guest internet.

The re-drafted 2019 proposed budget with one-bedroom fees at \$619.60 and two-bedroom fees at \$667.85 was distributed. Mike Demetrio made a motion to accept it for dissemination to the owners for approval. John Zino provided the second. Motion carried unanimously.

NEW BUSINESS

Cathy Klingensmith will assist with the Annual meeting newsletter.

John Zino made a motion to adjourn the meeting at 2:09pm. Mike Demetrio provided the second. Motion carried unanimously.