

Bayshore Breeze

July 2018

CONTACT INFORMATION

Bayshore Beach Club
1512 NW Oceania Dr.
Waldport, OR 97394

Phone (541) 563-3040
Fax: (541) 563-6489
E-Mail baybeach@peak.org
Web Site: www.pioneer.net/~baybeach
Facilities Manager – Bob Tunison (541) 563-7253
Pool (541) 563-3871

2018 Events

The following events are planned for this calendar year:

Halloween Bash 10/31/18
Holiday Celebration 12/15/18

RECREATION CENTER HOURS

From 5/23/2018 through 9/16/2018*

Monday – Friday 9:00 AM to 8:00 PM
Saturday & Sunday 10:00 AM to 8:00 PM

*NOTE: The singular exception to these hours is that the pool and activity room will close at 7:00 PM beginning Tuesday, 9/04/2018, thru the end of the season.

From Labor Day 9/04/2018 to 9/16/2018

Monday – Friday 9:00 AM to 7:00 PM
Saturday & Sunday 10:00 AM to 7:00 PM

Winter Hours - Until May 2019

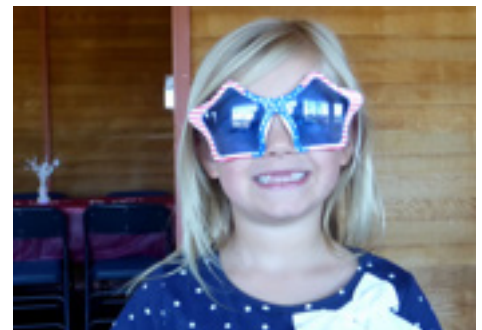
Open 7 days a week from 9:00AM to 5:00 PM

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Bayshore Office Hours
11:00 AM to 3:00PM
Monday-Friday

Future BOD Meetings

At Clubhouse--1:00 pm

September 15
October 20
November 17
January 19
February 16
March 16
April 20

2018-19

Planning Calendar Board of Directors

JULY

- Orders an annual review of the financial statement by an independent CPA as deemed prudent, and ensures that necessary income tax returns are prepared and filed annually on a timely basis.

AUGUST

- Consider bonus for pool attendants.

SEPTEMBER

OCTOBER

- Supervisor working with Facilities Manager, submit an inventory list of equipment and club property yearly (by November 1) to office manager.

NOVEMBER

- Consider year end employee bonus.

DECEMBER

- No regular board meeting.
- Performance appraisals are completed at least annually (scheduled in January) for all regular employees.
- Holiday Food Drive.

JANUARY

- Reviews the insurance coverage of the association annually.
- The Budget Committee is appointed by the Board in January of each year
- Request committees to prepare budget requests for submission to Budget Committee next month.
- Employee compensation is reviewed at the end of the probationary period and annually during the performance appraisal process. An

increase may be recommended to the Board based upon competent and commendable service. (Salary increases are traditionally retroactive to January 1)

FEBRUARY

- Selects a Board member and approves the appointment of two members-at-large to serve on the nominating committee. (may not be the president or member eligible for reelection)
- Committee (budget) requests to the Board of Directors

MARCH

- Board of Directors requests to the Budget Committee

APRIL

- The slate of candidates must be presented at the April board meeting.
- Election Packets are to be prepared for each member and mailed prior to the Annual Membership Meeting in May.
- Presents a proposed budget to the membership for consideration at the annual meeting
- Based on the results of the selection process, applicants for Pool Attendant are selected for an employment interview.
- Set pool dates.

MAY

- SPRING CLEAN-UP (not on the 3rd Saturday)
- The Annual Meeting of the members is held on the third Saturday in May.
- Director elections are held at the annual members' meeting.
- Draft of budget to Annual Membership Meeting
- An Organizational Meeting is held immediately after the Annual Meeting in May
- Elects from the Board a president,

vice-president, and corporate secretary to serve one year terms.

- Appoints the secretary-treasurer.
- Within two months of election or appointment to the Board, members are expected to review the materials provided in the orientation packet.

JUNE

- Approves the annual budget.
 - The Board will select a Board Member to serve as Budget Coordinator.
 - Appoints members of the approved committees.
 - o Planning Committee
 - o Physical Assets CommitteeWhen possible, one of the members should be a member of the Board.
 - o Safety Committee
 - o Policies and Procedures
 - o Social Committee
 - o Social Committee Board Liaison This member of the Bayshore Board is the liaison between the committee and the board and is an active member of the social committee. Communications Committee
 - Adopt BOD Planning Calendar.
 - The fiscal year of this corporation shall end on June 30th in each year.
-

**Next scheduled
opening for the cache
is
Saturday
August 25, 2018
from
9:30 AM to 10:30 AM**

The Bayshore Book Club

Marv Waterstone marv waterstone@gmail com) or by phone (520-326-9571)

The Bayshore Book Group is inviting new members to join us for summer (and longer) reading. We meet every 3-4 weeks, and read a wide range of books, both fiction and non-fiction. The books are chosen by the members to represent our varied tastes and interests. Over the past several months, we have also introduced a potluck dinner feature, drawing on the cuisine featured either explicitly or implicitly in that meeting's book selection. If you'd like to join us, please be in touch with Marv Waterstone (marv.waterstone@gmail.com or 541-563-3958).

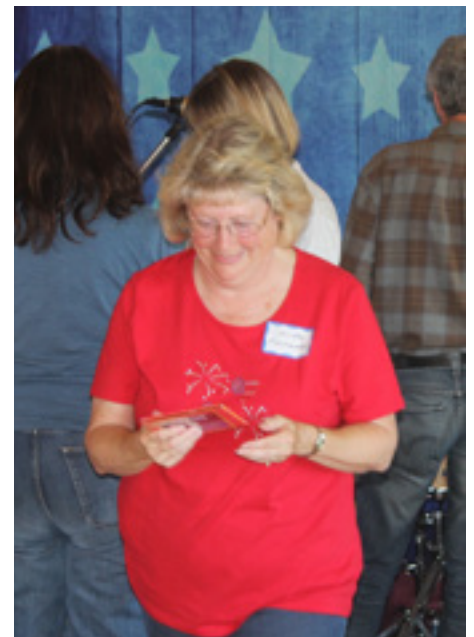
We met most recently on July 16 to discuss Anya von Bremzen's food autobiography and abbreviated history of the Soviet Union, *Mastering the Art of Soviet Cooking: A Memoir of Food and Longing*. Von Bremzen was born in the former USSR in 1963 and emigrated, along with her mother, to the U.S. in 1973. The book is interestingly organized by decade, beginning in the decade of the Russian revolution(s) in 1917, and coming up to the time of the book's publication in 2013. Along with second- (and third-, fourth-, etc., etc.) hand recollections of food, and food-related anecdotes over this long period, von Bremzen also provides a kind of cliff-notes (and, inevitably, very personal) history of the Soviet and post-Soviet periods. Mostly through her immediate and extended family connections, we encounter a number of the important figures from this history, along with elaborated reflections on the key Soviet and Russian leaders from Lenin up to Putin.

As our group expected, much of the food history (and the book's title is clearly meant to signal a kind of ironic take on all of this) is characterized by tales of shortages, privation, and the ingenious (and not so ingenious) ways in which people made do under these sustained, difficult circumstances. The central figure over the decades, and von Bremzen's co-chef in recreating a typical meal from each decade for this book, is her mother, Larissa. Only slightly less important is von Bremzen's maternal grandfather Naum, whose incredible luck and connections as an important member of Soviet naval intelligence, put him into dangerous but ultimately advantageous situations. Larissa and Anya are able to utilize these connections, although reluctantly, when facing rather dire circumstances.

The book is a bit schizophrenic in tone: the first half, before von Bremzen's birth (and therefore re-

liant on the memories of others) is rather unrelentingly negative about everyday life in the bleak USSR. When relying on her own first-hand experience, however, von Bremzen oscillates between a rebellious stance against her mother's refuse-nik anti-Sovietism, which produces a fond nostalgia, and this bumps up against her more pragmatic and somewhat cynical view of all things Soviet. This split approach applies both to the culinary and the political scene, though she goes easier on the former than the latter. The book was a worthwhile read, but perhaps not the best summer repast.

We will meet next on 16 August to take up Peter May's prize winning 2009 (French)/2011 (English) murder mystery, *The Black House*. The book, set on Scotland's most remote island is the first volume in May's Lewis Trilogy, and is touted as a real page-turner. If you'd like to join us, please be in touch with Marv Waterstone as above.



Director Contact Information 2018-19

| Title | Name | Division | Term Expires | Phone Number | e-mail |
|---------------------|------------------|----------|--------------|--------------|-------------------------------|
| President | Mel Blecher | 4 | 2020 | 541-563-4282 | mel59901@yahoo.com |
| Vice President | Mike McReynolds | 6 | 2020 | 541-563-6072 | mikemcr@peak.org |
| Corporate Secretary | Marc Cook | 1 | 2021 | 509-212-3601 | cookm112@yahoo.com |
| Member | Pat Johnson | 1 | 2019 | 541-264-1537 | johnjohnson8720@sbcglobal.net |
| Member | Jackie Russell | 2 | 2019 | 907-843-0738 | jackie.russell23@gmail.com |
| Member | Skip Smith | 3 | 2019 | 541-689-9654 | sdskipsmith@msn.com |
| Member | Michael Bradshaw | 3 | 2020 | 505-269-7916 | bradshaw1113@peak.org |
| Member | Phillip Arnold | 5 | 2021 | 518-423-2037 | philly2040@gmail.com |
| Member | James Davis | 5 | 2021 | 559-960-4652 | safecraker114@aol.com |



Welcome New Members! May-July

Joseph Flora & Lucy Mesecher
Chase & Melissa Locke
Danny Morales
Vincent & Tonya Boutwell
Jim Oreskovich
John & Cynthia Reis
Chuck & Marla Fisher
Alanna Bowers
Heath Jones
Sally Case
Timothy & Nancy Tovar
Julie Ann Nichols
Douglas & Jody Hopt
Olena Storozhenko
Daniel James
Michael & Katherine Bischof
Sam & Vikki Stickles
Keith & Robin Allen
Steve Cooper
John & Shona Trumbly
Ronald & Suzanne Raynes
Corrinne Atkinson
Steven & Nicole Catron
John Swanson

Facilities/Pool Manager Bob Tunison

Since last month's report, tennis court repairs have not been completed on the top rail of the south fence wall enclosure. Acceptable quotes have been received for the fabrication of parts no longer available on the open market but will not be ordered until an inspection of the condition of the existing fence is completed to determine the feasibility of going ahead with repairs.

As a direct result of the recent installation on the roof of the main clubhouse building, attic venting needed to be re-routed and secured in the attic space directly above the second-floor restrooms. This work has been completed.

The pool leak problem mentioned in my May report has been resolved. On Thursday, June 12th, American Leak Detection was hired to repair the leak. Removal of a remarkably small section of the pool deck followed by excavation of sand revealed a leak in a "T" fitting of the pipe that delivers water back to the pool following filtration. This pipe delivers water under high pressure to the pool on a 24-hour basis and the savings in water usage is dramatic to say the least. Water usage for the entire building (restrooms, showers, pool, etc.) has been monitored close-

ly since the repair was completed and will continue to be monitored throughout the remainder of season.

Projects scheduled to be completed by the end of the summer season include the painting of newly installed fascia boards on the west side of the clubhouse building. A determination will be made shortly as to whether or not this work can be completed in-house or whether it will be done through an outside vendor based on the equipment needed to do so as well as safety factors.

Lastly and much to my regret, the installation of new basketball equipment at Mackey Park has not been addressed as of this writing. Something always has to be relegated at the bottom of the list of priorities during a busy summer season and for better or worse, the replacement of the basketball pole, backboard, and net has won this position...my apologies to all of our basketball fans!



Bayshore Committee Reports

Planning Committee

Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair, Pat Johnson; Robin Adcock)

Report 6/12/18 to 7/15/18

TREES

6 New Complaints
3 Info Letters
1 NV
1 Letter Complaint Satisfied
1 Letter to Complainant Not Valid
5 Personal Contacts
11 In Process
3 Done

VEHICLES

2 New Complaints
1 Info Letter/RV Permit Not Approved
1 Email Sent Regarding Number of Vehicles
1 In Process
1 Done

OTHER

5 New Complaints:
1 Storage Container, Letter Sent and Response
1 Unkempt House, PC Verified, Info Letter Sent, Complainant Contacted
1 Letter Sand on Right of Way, PC Verified Not Valid
1 Pile of Limbs from Spring Cleanup, Info Letter Sent
1 Barking Dogs, Loud Vehicles, 2 Cargo Trailers and Flatbed Trailer, Info Letter Sent w/Pictures
1 Info Letter Sent for Tent and Garbage
1 Info Letter Sent for Drainage Pipe
3 Contacts with Realtor for Unkempt House/Lot and Contact w/Complainant
Response Regarding Dirt Bike, PC Contacted
7 In Process
2 Done

CONSTRUCTION

Approved – Repaint House & Redo Chimney, 4 Paint House, 2 Fence, Replace Siding & Repaint, Remodel & RV Approved, Add Front

Door and Porch, Replace Windows & Siding, 1 New House, Extend Fence and Concrete Slab, Replace Front Entrance w/Deck, Replace Decking and Siding
8 Personal Contacts – Garage & Setback, Shed for Wood plus Contacted LC, Paint Color, Clarification Deck & Setback, Height of Fence, Height Variance Questions, Wind Generator
1 Letter – Shed for Wood
1 Info Letter – Residing and Repainting w/o Approval
48 In Process
5 Done

PERMITS

Summary
1 Boat Approved

NOXIOUS WEEDS

Summary
2 NV
1 Info Letter
2 In Process
3 Done

Summary of Canvassing Noxious Weeds

16 NF Sent – No Response to NV
25 Personal Contacts
20 In Process
PC Finished 5 Properties

Bayshore Road District Agenda for August 9, 2018

The Bayshore Special Road District will meet at the Bayshore Beach Club office at 1:00 pm on the date above. The public is invited to attend and may participate in the public meeting.

Minutes for July 12, 2018

Attendance:
Glen Morris-Chairman
Dick Meloy-Treasurer
Lee Davis-Secretary (via phone conference)

The meeting was called to order and the minutes approved.

Public Comment: None

Old Business:

Voted to install speed bumps near 910, 1110, and 1310 Oceana due to high traffic speeds and the resulting dangers to pedestrians and vehicles¹.

Stop sign installation in front of club house by crosswalk to be scheduled.

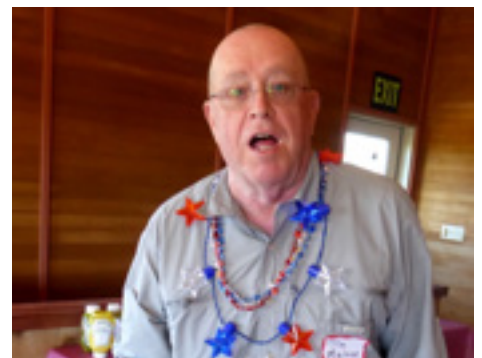
Received FEMA notice regarding 2012 completion of sand removal.

The Treasurer's Report, dated June 30, 2018, was presented with a balance of \$ 39,180.

New Business:

Received request for speed bump on Pacific Way and are waiting for petition from residents. Will request bids for rock, as needed, along roads.

1 At the July meeting, John Smith presented a petition signed by a number of Oceana Street residents requesting speed bumps be installed near 910, 1110, and 1310 Oceana due to high traffic speeds and the resulting dangers to pedestrians and vehicles. The Road District will mark these requested locations and request residents to provide feedback. This item will appear on July's agenda.



Bayshore Committee Reports

Social Committee

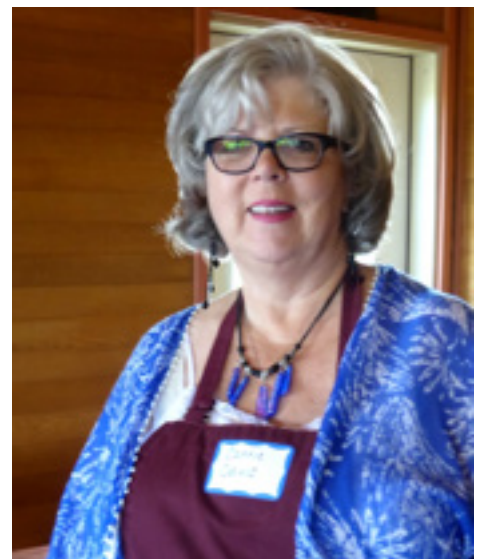
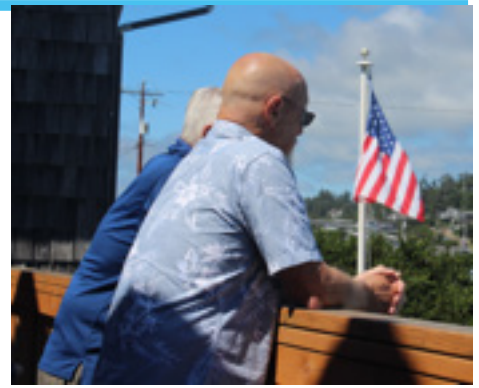
Hello Bayshore Neighbors! Thanks to all of you who attended the 2nd annual Meet & Greet – the Red, White, and BLUES – on July 7th. Hope you enjoyed the BBQ, blues band - the Purple Cats, door prizes, dancing, and the beautiful sunny day. **It was amazing to see all 163 people, of all ages, spend part of the afternoon with us and possibly making this the biggest Bayshore event ever.** Judging by the photos and comments, there was a lot of fun and laughter. So many of you gathered on the dance floor and enjoyed the BLUES. For those of you that got up on the dance floor and participated in the line dancing...”to the right, to the right, to the right, to the right...” It is safe to say that a good time was had by all. Missed out on the FUN? No worries, the Meet & Greet will return next July, even bigger and better.

Congratulations to all door prize winners. Prizes included gift certificates to Azuls Mexican Restaurant, the Salty Dawg, Chocolate Frog, Fred Meyer, the Purple Cats cads, T-shirts, a one hour massage, and homemade nautical puzzles. Thank you, Tim Brubaker, for donating your beautiful

masterpieces. Photos of the winners can be found in this edition of the Breeze.

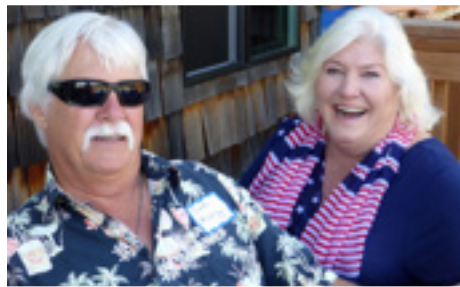
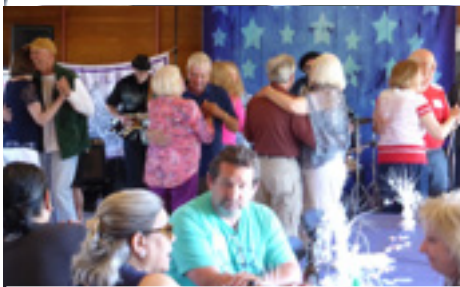
Your Social Committee is very fortunate to have such wonderful volunteers, from the set up to the clean up and from the grilling to the serving and even check in. Thank you volunteers for stepping up at the Meet & Greet for it would not have been as successful without you. A thank you dinner will be held sometime in August. Invitations will be delivered soon.

Thank you wonderful volunteers: Debbie White, James Davis, Carrie Feagins Davis, Michael Bradshaw, Carl & Donna Andry, Reba Lovelady, Dennis Engeldorf, Dwayne Hayden, Rebecca Evanson Hayden, Jacqueline Dino, Clark Gaines, Tim Brubaker, Mark Thompson, Anne Baisch-Lewis, Darin Peterson, Jackie Russell, Kent Jones, Shirley Jones, and Mona Crate. Bob Tunison, thank you for all of your hard work with the set up/clean up. We really appreciate you as well.



Meet-n-Greet Saturday, July 7th

A Lot Of Smiles



What did you think of the Meet & Greet?

Your Social Committee wants your input to make your experience living in Bayshore a memorable and joyous one. Here's what some of you had to say:

- "Super great group of people in the social committee. They did an excellent job at planning and operating the event. Fun was had by all." ~ Hollis Ferguson
- "You did a great job. Thank you for all the work that went into this event. Thank you!" ~ Debbie White
- "Thank you all....it was a great time..." ~ Julie Hayes Nightingale
- "We had a great time at the meet and greet today! Thanks social committee. It was a treat." ~

Kathi Lenz

- "Thank you to all who worked on the Meet & Greet. The food was delicious and it was great to meet some of our neighbors. We were sorry we couldn't stay for the band but will plan better for the next event." ~ Lyllian Breitenstein
- "Great event... Thank you Social committee and Board for a really fun event." ~ Carrie Davis
- "Thank you Rose Bradshaw and the social committee for a WONDERFUL party. The decorations were great, the food was amazing, and the band was so fun! What a great introduction to Bayshore! THANK YOU!!!" ~ Anne Baisch-Lewis
- "Thanks to the Social Committee for another amazing get together at Bayshore. I'm so glad I moved here! Looking forward to Halloween!" ~ Mona Crate
- "Definitely a great party, good food, good people and fun band to dance to." ~ Reba Lovelady
- "As always, the Social Committee throws a great party for the HOA. It was a success! Over 100 homeowners came. Great job, Rose and all the members of the committee, Paula, Deb and all the volunteers! Until our next event." ~ Jacqueline Dino.



Bayshore Committee Reports

Safety Committee Breeze Article July 2018 Melissa Chown

The Bayshore Emergency Preparedness Cache is an 8ft by 8ft by 20ft tan shipping container in the north east corner of Hilton Park. The cache is for the storage of emergency supplies to be used in the event of a tsunami or other major disaster.

The location of the cache was chosen because it is outside of the tsunami inundation zone and is just across the street from the tsunami assembly area where Bayshore residents in the inundation zone are recommended to evacuate to in the event of a tsunami.

In the cache there are community supplies to be utilized by the Bayshore community as whole. There are also individual totes placed there by household that are located within the tsunami inundation zone. Individual totes are an opportunity for households who are located within the tsunami inundation zone to place a tote with emergency supplies in the cache, so that those households can evacuate more quickly and know that they have supplies in a safe place.

For individual households, one tote per household. The tote MUST be a Rubbermaid brand "Roughneck Storage Box".

You can choose the 10 gallon or 14 gallons size:

- 10 gallon is 23.9" L x 15.9" W x 8.7" H
- 14 gallon is : 23.9" L x 15.9" W x 12.2" H

These totes were chosen because they are sturdy and weather resistant, with snap tops and are

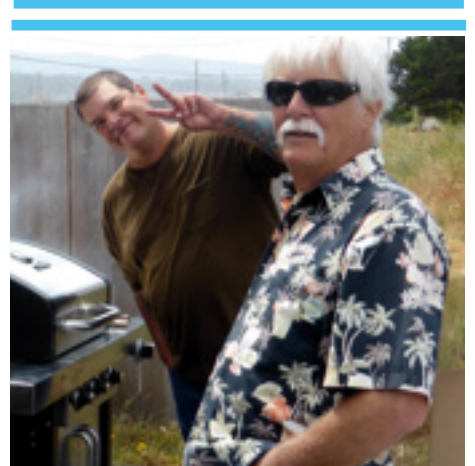
stackable. You must provide the tote and it must be this specified tote so that it is stackable with other totes. The totes are available at Fred Meyer in Newport (intermittently!), at many Fred Meyer stores in the valley, and online. If you are having trouble finding the Rubbermaid tote in stock locally, you can purchase one from the committee for our cost of \$8.99. There is a \$10 fee to put a personal tote in the cache. These fees are used exclusively by the committee for the cache.

The next scheduled opening for the cache is Saturday August 25, 2018, from 9:30 AM to 10:30 AM. After that, the cache will be opened at least one more time this year. If you have a date or time that would be good for you, please let us know and we can make it happen.

If you have any questions about the emergency preparedness cache, totes, openings, or any related issues, please reach out to the committee. Committee can be contacted through Kathi at the Bayshore office.



- North east corner of Hilton Park.
- 8' by 8' by 20' tan shipping container.
- Rubbermaid "Roughneck Storage Box".



**Cache Open Saturday
August 25, 2018
9:30 AM to 10:30 AM**

Bayshore Committee Reports

Long-Range Planning Physical Assets

Michael Bradshaw (Chair), Mel Blecher (Board Liaison), James Davis, Bob Tunison

Long-Range Planning Updates

The long-range planning spreadsheet of capital assets and maintenance functions is complete. The committee met in May and finalized the spreadsheet.

Physical Assets Updates

Completed Items

- The roof repair/maintenance was completed under budget, as reported verbally in June.
- An urgent repair was performed on the pool for a leak in the plumbing for \$2,000.
- A new stove was placed in the kitchen in June for less than the budgeted amount. Well done, Mel.
- Security Cameras throughout Clubhouse and Pool Area

As reported last month, the internet connection is being researched for improvement.

Monitored options have been decided against for economic and control reasons. Therefore, company options like ADT are now excluded from consideration. The specifications for equipment requirements remain the same as previously reported.

Upstairs Ladies' Restroom

Options are still under consideration. The budget for this line item was approved for 2017-2018 and the funds carried over until completion.

Budgeting Procedure Automation

The budgeting process for the Physical Assets Committee has been incorporated as part of the LRP-

PAC spreadsheet of capital assets and maintenance functions.

Feasibility Study To Determine Allowing Member Guests To Temporarily Park RVs On Bayshore Parking Area

PURPOSE & GOALS:

To create a policy to allow visiting guests of Members to park their motor homes, campers, or travel trailers for up to three days on the graveled parking space east of the clubhouse.

Parking Lot is in Division 3 =Map 13 12 13 DD, Block 11, lot 10700 TRACT H

- Provides a place for guests of members visiting with RVs to park and sleep with minimal impact on other members.
- This is intended to be a member benefit and does not forward any privileges to the guest/s.
- Available to the guests of members only.
- Limited to three calendar days only.
- Limit of five permits at any one time issued on a first come, first served basis.
- Should be easy to administer.

PERMIT:

- Permit issued upon approval of a written request of the member hosting a guest.
- Permit will be a bright yellow 11 X 8-1/2 containing the dates of stay and the phone number of the member. .
- Permit shall be placed on the inside of the main access door window so that anyone can read the dates, member name and phone number.
- Permit shall have rules printed on the back side.

- Cost of permit shall be \$25
- Violation of the rules may be cause for a fine to the member listed on the permit.

PROS

- The space is available at the parking lot east of the club house.
- There is a need for a place for member guests with RVs to park.

CONS

- There are two member houses adjacent to the parking lot.
- Might encourage illegal RV camping.
- C&R may need to be amended by member approval.

Members:

The above is a Feasibility Study--will this proposal work in Bayshore? The author has provided purpose and goals, the process of getting a permit, and the pros and cons.

Is the temporary parking of RVs in Bayshore's east parking a practical solution to parking of member's guests with motor homes? What do you think?

The Board will discuss the issue at the August Board Meeting. If you have questions, concerns, support, see problems let the directors hear from you.

Send your input to sdskipsmith@msn.com or baybeach@peak.org with the subject line of **Feasibility Study** and request your comments be shared with all directors for the August 18 Board meeting.

Trees vs Views: Hawking Heights Members Struggle To Restore Views Blocked By Trees

Bob Mowrer

This story compares and contrasts how a Eugene Home Owners Association has handled restrictions on tree height with Bayshore Beach Club. The Eugene HOA serves homeowners where homeowners living atop the Hawkins Heights subdivision have scenic views and homeowners below have trees.

According to the February 10, 2018 Register Guard, four homeowners living atop the Hawkins Heights subdivision claim in their lawsuit that the tall trees owned by four downhill neighbors block their views and violate their subdivision's view protection restriction. They seek a judge's order requiring the downhill neighbors to remove or trim the two dozen or so trees.

And, they cite the Hawkins Heights developers' restriction placed on the subdivision when it was built in the 1950s that specifically bars homeowners from allowing their trees and shrubbery to "unreasonably interfere with the view from other lots."

After a 2 1/2-day trial in February, the judge ruled that the two of the four defendants violated a restriction for the Hawkins Heights subdivision that bars homeowners from allowing their trees and shrubbery to "unreasonably interfere with the view from other lots."

The judge left it to the groups of neighbors and their attorneys to figure out how to bring defendants in compliance with the covenant.

In June the Register Guard reported, the plaintiffs and defendants stated they could not agree and asked the Judge to make the deci-

sion on which trees should be removed.

Prior to the trial, one defendant began gathering necessary signatures to exempt defendants from the tree restriction. This followed Hawkins Heights HOA guidelines in which a member may exempt him/herself from any restriction by getting written consent from a majority of the homeowners, including all of their abutting neighbors. Before the trial, the defendant collected signatures from a majority of the homeowners to grant the exemption, but one of the abutting neighbors declined to sign.

In April, the defendant said he had secured the last signature needed to exempt their trees from the covenant. This was secured by a promise from the defendant to cut certain trees on his lot regardless of the court decision.

Then the defendants lawyer asked the Judge to reopen the case to argue that they should be exempt from the view covenant being litigated with their uphill neighbors.

The plaintiffs stated the exemption was null and void so as to retain their right to negotiate which trees would be cut/trimmed.

The judge indicated he may hear arguments about the defendants' bid to exempt their lots from the view covenant during another court hearing scheduled for next month, according to the attorneys involved the case.

Imagine the time, energy, and lawyers' fees spent by neighbors to enforce/prevent enforcement a HOA restriction on tree height.

In contrast, Bayshore residents are fortunate to have clear and precise Guidelines For Determination regarding tree height and a Planning Commission who fairly enforces those guidelines.

Bayshore Beach Club Guidelines for Determination Trees and Plantings Pages 3-4

Trees, plants and shrubs may be limited to heights that preserve and restore views from other properties within Bayshore. If a member files a complaint about plantings that impair the view or deny sunlight to his property, the complaint will be investigated. If deemed valid, the owner of any tree, plant or shrub in excess of 6 feet high will be required to remedy the situation to restore/preserve the view, and maintain the remedy in the future. This does not apply to original natural trees, shrubbery, and growth in their original locations as determined by the aerial photographs on file in Bayshore office.

From The Breeze Team

Bob Mowrer

Two Committee chairs contacted me with the reports for the Breeze that were written **for members**. Most reports from committees are prepared for the monthly BOD meeting and used to inform members. Reports written for member are easier for members to understand.

Melissa Crown, Chair of the Safety Committee, prepared a report to inform members of Bayshore's

Bayshore Emergency Preparedness Cache --see page 8.

I encourage members to read the report and also consider preparing for the predicted tsunami. Bayshore residents would most likely survive even a big tsunami, but be cut off with loss of bridges and roads. It is a good time for families to discuss their preparedness.

Rose Bradshaw, Social Committee prepared a delightful report on the very successful *2nd annual Meet & Greet – the Red, White, and BLUES* --see pages 6-7 and pictures used as filler on other pages. The event was great, Rose's pictures and text should encourage attendance for the October 31 Halloween Bash 10/31/18.

The report that impresses me most is the *Feasibility Study To Determine Allowing Member Guests To Temporarily Park RVs On Bayshore Parking Area*--see page 9.

A director took a suggestion and turned it into a well researched proposal with the intent members have the information and time to comment. Members with input should provide their input prior to the August meeting.

The following report was received concerning Bayshore's finances for publication in the July Breeze.

At the July 21 Board of Directors Meeting, I picked up an agenda that had multiple pages of financial reports for directors. Without context or comparison, these documents were just numbers. I then understood providing financial reports to members without context or comparison would confuse more than enlighten. I asked what financial records could we provide members that could be understood by members. This document follows.

BAYSHORE BEACH CLUB, INC. SUMMARY FINANCIAL INFORMATION FISCAL YEAR ENDED JUNE 30, 2018

| | |
|---------------------------------|------------------|
| MEMBERSHIP DUES | \$243,600 |
| OTHER INCOME | 29,956 |
| TOTAL INCOME | \$273,556 |
| EXPENSES: | |
| OPERATING PERSONNEL EXPENSES | \$66,670 |
| ADMINISTRATIVE EXPENSES | 30,251 |
| SITE OPERATING EXPENSES | 92,835 |
| REPAIRS & MAINTENANCE | 11,686 |
| COMMITTEE EXPENSES | 3,952 |
| CONTINGENCY | 4,670 |
| CAPITAL IMPROVEMENTS | 46,475 |
| TOTAL EXPENSES | \$256,539 |
| NET INCOME OVER EXPENSES | \$ 17,017 |

Board Minutes Summary July 21, 2008

MEMBER COMMENTS

Member Scott Jacobson discussed his concern about a fine regarding violations. President Blecher stated that the code violation fine was abated, and it is no longer an issue. In addition, Mr. Jacobson voiced personal opinions regarding the Planning Committee. President Blecher thanked him for sharing his concerns. The issue was closed.

Member Carrie Davis voiced her concern about the littering of doggy bags at beach access 66 (Oceania and Cunard) and inquired about possibly installing an additional station. President Blecher mentioned that in previous years there were volunteers that serviced those stations, and funds came from member donations. The HOA is currently paying for the stations already in place. President Blecher needs to research further the costs and labor requirements, and he indicated the issue will be considered at a future time.

Member Rose Bradshaw expressed concerns regarding the overgrowing of weeds/marsh taking over the canal. At

this growth rate, the canal will shorten. President Blecher stated that someone needs to inform the Board what it would take to clean up. Planning Committee member, Norman Fernandes, mentioned that the canal is considered private land and that fish and wildlife and other agencies will have to sign off on everything. He also stated that the HOA is not able to do anything anymore. President Blecher suggested that the canal owners work together for a solution. Blecher and Physical Assets Committee will assess the situation.

REPORTS Financials

Jerry Musial reported that there is a positive cash flow, because last year we came in under budget. The new roof was \$5,000 less than anticipated. In addition, there is no longer the expense of a pool manager, and there were no legal fees last year. He went into great detail about the use/misuse of reserves. An in-depth discussion of the proper use of reserves followed. In short, Mr. Musial would like the current process

of using the reserves as a catch-all for funds allocated on the budget but not used due to incomplete or postponed projects be discontinued.

Accounts receivable for last year are in great shape. Four items didn't collect that need to go to the attorney for collection, and there are five accounts in collections currently. Accounts receivable are in great shape for this calendar year. Musial anticipates same results for the next fiscal year.

Director Cook reported that the property at 2713 NW Bayshore Loop has fines dating back to 2010. This account receivable is currently in the hands of the attorney, and there are concerns of further penalties and interest accumulating. A discussion followed concerning acceptance of 60% of the current amount owed to Bayshore. At this time, all other lien holders have agreed to the 60% payoff.

MSP unanimously to accept 60% of what is owed to the HOA for the property at 2713 NM Bayshore Loop.

Director Smith would like to see a one page financial synopsis that we could print in the Breeze; an informative thing summarizing our financial situation. Make it easier to read. Mr. Musial indicated he can do a summary financial statement with less information starting with what we spent, income for the year, 3 or 4 expense categories, etc.

Planning Committee

Mary Lou Morris, on behalf of the Planning Committee, thanked Pat Johnson for his years as board liaison and a great asset to the Planning Committee. She also submitted a request for Board approval to have Phil Arnold as a member of the planning committee.

MSP unanimously to approve Phil Arnold to succeed Pat Johnson on the Planning Committee as Board liaison.

Long Range Reserve Physical Assets

President Blecher reported that the Long Range Planning Committee had looked into what additional

capital projects could be done that haven't been currently budgeted for this year, such as redoing rec-room floors downstairs and modifications to Mackey Park.

The Physical Assets and Long-Range Planning Committee will make proposals to the Board at the August meeting.

Communications Committee

Reports should be directed to members; committees should talk to the members. Focus should be more proactive, such as the proposal on lighting changes at Bayshore. It should focus on being proactive; now it is in past tense. Reports should be reformatted/rewritten for members instead of for the Board of Directors. Melissa Chown rewrote the Safety report once as if to the members using a different format that was not so formal.

Facilities Manager, Bob Tunison, indicated that members want to know what will be happening, not what has already happened, after the fact. He indicated that as a reader, the current format made him feel left out of the decision process. He would prefer that the Breeze report not what happened, but rather what is being planned. Help members know where we are headed. This may bring more members to Board meetings for discussion of important Board actions.

Director Bradshaw suggested the use of advertising techniques to highlight future Board consideration items.

UNFINISHED BUSINESS

Insurance Review

President Blecher reported that Eddie Benson (retired Insurance Professional and ex-Board member) asked Tim Grady at Fullhart Insurance for a competitive bid on equivalent insurance coverage. There are only a few insurance companies that do insurance for HOAs; it will be the same price through Mr. Grady. It is a matter of service; therefore,

we are not changing companies.

Director Smith inquired as to whether we have full replacement insurance. President Blecher confirmed that we do and that we are satisfied with our current policy.

Temporary RV Parking

Director Smith reviewed a proposal made to a previous Board for RV parking permits for use of the East parking lot of the Clubhouse by member guests. A discussion followed, and it was decided that more information was needed before the Board could make a final decision on the matter. Some of the concerns indicated include: legalities, how to monitor them, possible insurance issues, does the current permit process handle this?

A subset of the information provided to the Board will be reproduced in the Breeze, requesting member comments and suggestions—similar to the lighting issue of several months ago.

NEW BUSINESS

President Blecher announced that the Board calendar indicates we should consider ordering "reviewed financial statements." This involves having an outside CPA (other than Mr. Musial) do a partial examination of our books. President Blecher also indicated that this review is not a requirement and is intended as a safeguard against suspected fraud. A similar review was performed more than five years ago. Bayshore has in place a system of internal control reviews that should discover discrepancies early and mitigate the need for this expense. The review would cause unnecessary cost and disruption to the office. The Board considered it and moved on, deeming it unnecessary at this time.