

Bayshore Breeze

November 2018

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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

Social Committee Events

Holiday Celebration 12/15/18
 Super Bowl Potluck. 02/03/19
 *Mardi Gras 03/02/19



SPOOKTACULAR!
 See Page 7

Activity Room Hours (non-pool season)

9:00 AM to 5:00 PM DAILY

Activity Room Access

Activity room is available to members and their guests during posted hours. Responsible adult members must accompany anyone under 18 years of age. Members must use their membership cards and sign in.

See Regularly Scheduled

Activity Room Activities

Page 2

Bayshore Office Hours Noon to 3:00PM Monday-Friday

Future BOD Meetings

At Clubhouse--1:00 pm

- January 19
- February 16
- March 16
- April 20
- May 18 (Members)
- June 15

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	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
Member	Bill Nightingale	7	2019	503-314-6909	nightingale.jb@gmail.com

REGULARLY SCHEDULED ACTIVITIES

Board of Directors	3rd Saturday	1 PM	Upstairs
Exercise Group	M, W, F	9-10 AM	Upstairs
Aquasizers (summer)	Mon-Fri	9-10 AM	Pool
Bayshore Planning Committee	Mondays	1:00 PM	Downstairs
Knitters	Mondays	1:30-4:00 PM	Upstairs
DancerXise	Mon & Wed	9:30 AM--Noon	Upstairs
Yoga Class	Tuesdays	10 AM-12:15 PM	Upstairs
Mah-Jongg	Tuesdays	12:30-4 PM	Upstairs
Bunco	1st Wednesday	12:30-4 PM	Upstairs
Bayshore Women's Lunch	1st Thursday	1:00-3:00 PM	Upstairs
Movie Nights (members only)	2nd Friday	5:30-8:00 PM	Downstairs
Bayshore Road District	2nd Thursday	1:00 PM	Downstairs
Bridge Club	Thursdays	10 AM-4 PM	Upstairs
Physical Assets/Reserve Committee	as needed		Downstairs

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

- Considers 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

- Considers 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
- Requests 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 BOD

MARCH

- Board of Directors requests to the Budget Committee

APRIL

- 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 Committee When 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.
 - o Communications Committee
- Adopts BOD Planning Calendar.
- The fiscal year of this corporation shall end on June 30th in each year.

Bayshore Committee Reports

Planning Committee

Mary Lou Morris, Norman Fernandes, Robin Adcock, Deanne Cook, and Phil Arnold.

Report 10/9/18 to 11/12/18

TREES

- 2 New Complaints
- 1 Follow-up Letter
- 1 Written Summary of Complaints
- 1 Email w/Picture
- 9 Personal Contacts – Phone Calls, Emails and In Person
- 11 In Process
- 2 Done

VEHICLES

- 1 New Complaint - RV
- 1 Into Letter
- 2 In Process
- 4 Done

OTHER

- 1 Info Letter
- 1 Update Letter
- 1 Personal Contact
- 4 In Process
- 4 Done

CONSTRUCTION

- Approved – 1 Fence/Shed, 3 Fence, 1 Fence/Extension of Deck, 1 Roof Over Front Door
- 8 Personal Contacts – In Person and Phone Calls
- 1 Inactivate for New House
- 1 Complaint Form w/Lincoln County (Garage)
- 42 In Process
- 6 Done – 3 Reside/Repaint, 1 Hot Tub, 1 Repair Deck, 1 Extensive Repairs

PERMITS

- 1 Boat Approved
- 2 RV Approved
- 2 Personal Contacts

Resignation of Deanne Cook

Bayshore Road District

Agenda for December 13, 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.

Meeting Minutes

November 8, 2018 1:00 pm

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:

Attorney Dennis Bartoldus announced his retirement and introduced Adam Springer, the new owner of his law firm. Adam's associate is attorney Traci McDowall.

Randy Lyon presented a petition for a speed bump on Ocean View that is signed by sixteen of eighteen of the nearby property owners. The new speed bump location has been marked and is located between 1913 and 1917 Oceanview.

Old Business:

The Treasurer's Report, dated October 31, 2018, was presented with a balance of \$31,165.

Contract will be awarded to pave walking path from Alsea Bay north past Marine View, acknowledging that tax receipts will be received prior to work commencing. Anticipated construction third week in November.

Correspondence:

Received retirement letter from attorney Dennis Bartolous.

New Business:

New Business: Motions made, seconded, and passed unanimously to:

- 1) select Adam Springer as Bayshore Road District’s attorney.
- 2) repair and paint speed bumps on Oceania.
- 3) locate and mark location of a speed bump on Ocean View and await public comment.

**Long-Range Planning/Physical Assets Committee Report
November 2018**

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

Long-Range Planning Updates

The identification of long-term assets and maintenance schedules is underway for next year. Any suggestions or observations should be forwarded to Michael at bradshaw1113@peak.org as soon as possible for consideration and possible inclusion in the 2019-2020 budget.

Physical Assets Updates

Completed Items So Far This Year (2018-2019)

- The roof repair/maintenance was completed under budget, as reported verbally in June.
- An urgent repair was performed on the pool in June/July 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.
- Internet upgrades were completed in early October.
- The budgeting process for the Physical Assets Committee was semi-automated in April.
- Smart TVs have been installed in the ballroom upstairs and the exercise room downstairs for just over \$2,000.
- PA system speakers have been ordered and will be installed as soon as they arrive.

Smart TVs for the Clubhouse and

Sound System (PA) for Ballroom

- Completed November 8, 2018. Included in purchase are a 60” smart TV and sound bar for downstairs and a 70” smart TV, speakers for PA system, and connection hardware needed for the TV to use the PA system as its sound system. Note that both TVs are 5” larger than initially expected and the speakers for the PA system are included in the price of this upgrade. The upstairs TV, DVD, and sound system were tested on November 9 for the first “Mingle and a Movie (M&M).” The VHS tape system was tested on November 9 with an exercise group. All systems work as anticipated.

Security Cameras throughout Clubhouse and Pool Area

- The Wi-Fi at the clubhouse is now upgraded, and shopping for the security system has now begun in earnest. We continue to review the many options available: Nest, Ring, D-Link, and others.
- Budgeting Procedure Automation
- We still anticipate the process for further automating budgeting should be completely by the end of November, 2018.

Website Updates

- The first updates have been introduced to bring the website into the 21st century by incorporating a menu bar across the top of the home page for all of the links that were on the page previously.

There are several other changes that are in process for the home page, which should be completed by the end of November 2018.

- As these updates continue, we will keep in mind that the site is completely open to the public and all information available through the site should be “safe” for public consumption. The updates include dynamic adaptations for visitors who use phones and tablets as well as computers to access the site.
- We still need to develop informatics for the site and begin collecting data on its use.

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.



New Systems In The Clubhouse

Bob Tunison
Bayshore Facilities Manager

We have completed a major change in the internet provider, television service and wireless system throughout the clubhouse!

Spectrum Cable is now our television provider in the clubhouse. This change is most recognizable by members in the form of a new remote control for the cable service be even more so, the recent installation of new, flat screen televisions both upstairs and downstairs in the clubhouse. Since both of these televisions are "SMART" sets, they have access to online (web-based) services including access to the web itself.

In addition to the new television sets and Spectrum Cable service the entire clubhouse is now serviced by a new, far stronger, wireless service than our previous provider. This will result in a much stronger signal for those of you who want to save on their smart phone data usage as well as using their laptop when visiting the clubhouse. There is, however, one significant change when using the new wireless system in the clubhouse that EVERY member must know. . . the name (SSID) of the wireless system and the password for access to the system. "Bayshore Beach Club 2G" in order to connect with the new wireless system. Unlike our previous wireless provider, this sys-



tem does require a password. After selecting "Bayshore Beach Club 2G" on your device you will be asked to type in the password. The password is: bayshore (please note that the password is case-sensitive. . . use only lower case letters when entering the password)> If you select the option to "connect Automatically", you will not have to go thru this process again when visiting the clubhouse. When you are in range of the clubhouse wireless system, your device (cellphone and/or laptop) will automatically connect to Bayshore's new wireless system.

New speakers have been ordered for the upstairs, dance-floor area and will hopefully be installed prior to the end of the month. Once installed, members will be able to wireless system at the clubhouse, please do not hesitate to call me at 541-563-7253.

New televisions being bought means that we now have the two older sets that are no longer needed at the clubhouse. After contacting an exhaustive list of charities to see if they are interested in Bayshore's donation of these televisions, we have decided to offer the free-of-charge to

our members (members are responsible for transportation of the set(s) to their new location). If any member is interested in acquiring one or both of these sets, please contact me at 541-563-7253 as soon as possible; I intend to dispose of the sets by the end of the month if I do not hear from any interested members. For purposes of determining the eligibility of the sets for their purposes, both sets are in working order and their specifications are as follows.

Make:	Toshiba
Model:	TheaterWide HD (rear-projection)
Height:	54 inches
Width:	51 inches
Depth:	26"
Weight:	HEAVY!

I will be writing an article for the January, 2019, edition of the Breeze but until then, my best wishes for an enjoyable and safe holiday season!

The Wave

Your social connection to fun.

November 2018

FROM YOUR SOCIAL COMMITTEE

Hello, Bayshore Neighbors!

MOVING IT AND LOSING IT! A group of you began “moving it and losing it” with your neighbors on Monday, November 5th. You sweated your may to fun while learning various dance/aerobic techniques. We are so proud of you! DanerXise will continue every Monday and Wednesday from 10:30 am to 12:00 pm through April 2019. You don’t have to now how to dance. What is important is moving and having FUN with your neighbors. Dance to your own pace and intensity and the music will do the rest. Don’t miss out on the FUN!



MINGLE & MOVIE NIGHT!

The first Mingle & Movie Night was held on Friday, November 9th. Hope you all had a great time with your neighbors while enjoying a munchies potluck and the blockbuster, “Sky-scraper.” For those of you who were not able to attend, Mingle & Movie will continue every 2nd Friday of each month. Think of this as your mini meet and greet.



Due to the Holiday Celebration set up, the next Mingle and Movie night will be on December 7th Mingle with your neighbors starting at 5:30 pm. Bring a snack to share and a beverage of your choice--BYOB. You can continue to mingle or join us for a movie. Curtain goes up around 6:30 pm. Soft drinks and popcorn will be provided during the movie. The movie will be a holiday comedy--more information coming. We home to see you there. RSVP to: bayshorefun@peak.org

THE HOLIDAY CELEBRATION will be held on Saturday, December 15 from 4:00 pm to 8:00 pm (or later). Your Social Committee will provide the turkey and beverages--BYOB. The party will commence at 4:00 pm when you will have the opportunity for free commemorative photos. Dinner is planned from 5:00 pm--6:30 pm, followed by the white elephant gift exchange. Members interested in participating in the gift exchange are asked to bring a wrapped gift (no alcohol please) not to exceed \$10 in value. Invitations will be emailed soon.

BAYSHORE BEAT! Find out the latest on Social Committee events and be the first to see/post community and

emergency alerts. Join your Facebook group, Bayshore Beat today. Here you can post funnies, photos, announcements (missing pet, garage sale, lost & found, etc.) even suspicious activity or threatening wildlife in Bayshore. Think of it as an on-line neighborhood watch. Please be nice with your comments. See you on the Beat!

Your Social Committee will continue its efforts to bring the Bayshore community together. We strive to create events and activities that will entice more of you to participate and come together with your neighbors

You wouldn’t want to miss out on the FUN, so check your in-box frequently for Social Committee updates. Enjoy more photos of the Halloween Bash in this edition of the Breeze. And, for all of your celebrating a birthday in December and January, HAPPY BIRTHDAY! We hope your day brings you lots of fun, laughter, and all the joy your birthday can bring.

As the year comes to an end and many holidays upon us, may the season bless you and your families.



*No Charge

**\$10 Gift Limit

***Please Drink Responsibly

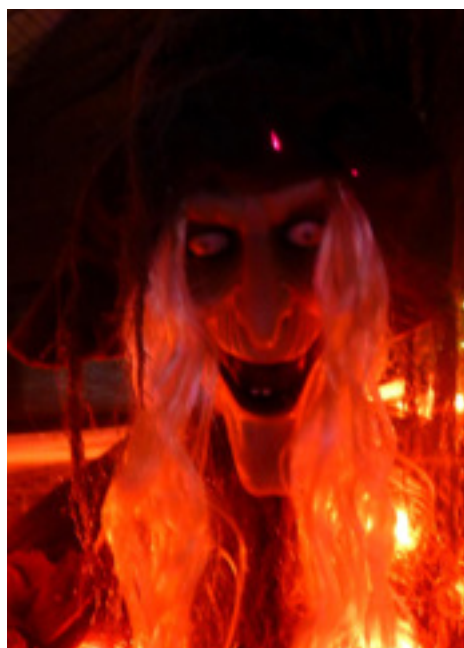
SPOOKTACULAR! Thank you for joining us for the Halloween Bash on Saturday, October 27. We had such an amazing turnout--64 neighbors and guests. Many of you came in costume and brought in ghostly dishes. Neda Saeipoor's Guacamole Pumpkin won Best Eerie Dish. Congratulations!



Thanks, all of you, for the delicious and creepy dishes and for all of the creative neighbors that entered both contests.

Your Social Committee

Rose Bradshaw, Deb White,
Paula Brubaker, Jacqueline
Dino & Jim Davis
BayshoreFUN@peak.org
505-269-7917



Best Costume, Sonny & Cher (Dennis Engeldorf & Reba Lovelady) and Judy Thorgeisson.

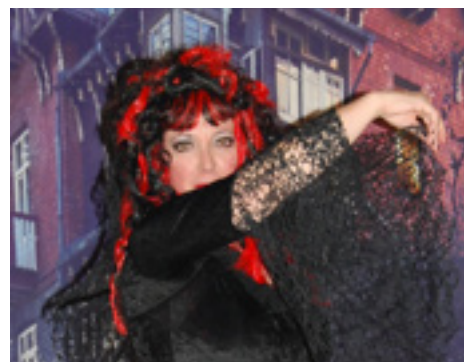


We think that EVERYONE was a winner! Hope you enjoyed your commemorative photos. We are currently working on a Halloween Bash 2018 photo album so you can keep the memories.

No event is successful without volunteers. We were fortunate to have such dedicated and enthusiastic members who stepped up to help make the Halloween Bash an event to remember. Thank you.



Helen Mask-Greer
Madeline J. Mask
Genevieve A. Mask
Saul Estrada & Nicole McKay
William & Deborah Hurst
Michael Fleace
Megan Moss
ECBC Investments, LLC
Allan & Sharilyn Thompson
Sharon R. Sexton
Shaun P. & Susan K. Mitchell



A History Of The Planning Committee, How Bayshore Created A Fair And Workable Enforcement System

Bob Mowrer

At the beginning of the 21st century, Bayshore's Covenants & Restrictions, By-Laws, and Articles of Incorporation, were nearly 40 years old and not updated to modern times. Examples: There were covenants about hanging laundry outside out of sight of neighbors and on TV antennas used prior to cable. Apparently the Planning Committee and the Board of Directors were comfortable with Bayshore's guiding documents.

A History--From BOD Minutes

The Bayshore web site has minutes available starting with fiscal year 2002-03 (minutes of four of the 11 meetings are missing).

The Do Nothings: The seven minutes available reflect discussion of issues but little if any action. I was told by an Bayshore "old timer" when I purchased my Bayshore home in 2002 that Bayshore BOD meetings attracted Waldport residents who were entertained by the comic (non) actions of the BOD. The old timer's view of the directors was exaggerated but the 2002-03 BOD did not do much business.

The Reformers!—2003--2005
The 2003-2004 Board held 18 meetings focusing on regaining control of building/remodeling projects in Bayshore and enforcement of Activities and Restrictions being largely ignored *by vacation renters*--according to the Board. Complaints reported to the Board included parking, noise (especially late night), and garbage.

The 2004-05 Board produced a fine schedule—a new tool provided by the legislative to assist HOAs to better enforce their C&Rs.

The fine schedule draft was

shared with members *focusing on members who rented their homes*. With no stated standards to control parking, noise, garbage and other fineable violations, the fine schedule was unenforceable. Members (especially members who rented) believed they would be fined for events beyond their control, such as overflowing garbage cans left on the street by renters for Wednesday pick-up.

A member could be fined for garbage that falls to the street after the owner or renter placed the can on the street Sunday to return home. The solution is not to fine the owner (renter or not) but to find a solution that requires sufficient garbage cans and a way of insuring the lid will not blow off. The BOD's message to renters or even non-resident members who did not rent was *it is all your fault*.

In spite of good intentions by the directors, six of the nine directors were recalled in a special recall meeting on April 9, 2005. With 20-20 hindsight, it is obvious the fine schedule needed clearly stated violations, **how the violations could be addressed by the homeowner, the role of rental companies renting Bayshore members homes, and the role of BOD and the Planning Committee**.

The 2003-05 Directors deserve credit for taking on how the BOD can protect members' rights as stated in our guiding documents. Several recalled directors were reelected to the BOD and provided leadership in creating an enforcement system that did work.

Don't Make Waves—Create a COMMITTEE! Who needs the Planning Committee?—2005-07

Following the recall, the Board was quickly reformed, committees created and staffed. Committees created were: Resolution Committee (resolve violations of C&Rs in upkeep and maintenance of property), Canal Committee, Fire Commit-

tee, Pool Committee, Physical Asset Oversight Committee, and more. Most of these committees did little and did not last long. The Canal Committee did take action after a detailed study of the problem.

The Planning Committee was staffed to *process building permits and enforce building codes*. The BOD often voted 5-4 on the PCs denial/revocation of a permit. At the time, I believed the majority was afraid to deny a contractor who had threatened to sue Bayshore. A member who served almost continually on the Board and/or the Planning Committee believed the 5 votes allowing a contractor to proceed in spite of any violations were protecting their friends. No matter the motive, contractors were allowed to violate Bayshore's building codes in spite of obvious code violations.

It the Planning Committee refused to permit a project that was in violation to Bayshore guidelines, or remove a hold on construction after the contractor violated the permit issued, the President/Board would allow construction in violation of Bayshore guidelines.

With different members coming and going on the PC, enforcement of Bayshore's building restrictions was inconsistent at best.

The Beginning of the End! January 20, 2007. The PC discovered the contractor for the Sanders new home was building in violation of plans approved by the PC. After approval, of building plans, the location of the house was moved several feet to obtain a better view. This move would diminish the view of one or more neighbors and be in violation of Bayshores building codes. The relocation would add at least 5' to the height of the Sanders home. The fine for this violation is \$5,000.00 plus \$50.00 per day. When Bayshore was threatened with a lawsuit, the BOD allowed the Sanders home to be

finished still in violation of approved plans.

At the July 21 2007 BOD meeting, Directors were informed a complaint had been filed against Bayshore by a neighbor of Mr. Sanders. The neighbor claimed his view was illegally compromised by allowing the Sanders home to be built in violation of Bayshore's building covenants and restrictions.

This neighbor brought suit against Bayshore for not enforcing the building code and was awarded a six figure award for loss of view. Bayshore's insurance paid the owner who suffered a decrease of his view because of the illegal sighting of the Sanders house. The judgment against Bayshore and the increase in insurance fees was a wake up call for the directors to enforce our C&R building codes..

August 18, 2007--second try at Bayshore fine schedule.

The minutes of a lengthy members' meeting on August 18, 2007 exhibit members distrust of a fine schedule dating back to the 2002 recall. The stated purpose was *informing members of a proposed fine schedule and allowing members present to vote on the schedule.* The minutes were full of comments/questions obscuring the basic reasons for the meeting and vote. Member comments suggest they had their minds made up and any discussion would not change their minds. After an hour of members comments/questions, the discussion was closed and members voted to affirm the proposed fine schedule. The results were

Yes votes 134

No votes 284

The Board then passed a motion to assemble a work session to be compiled of not necessarily board members but definitely members at large to set and review a fine schedule that would be more palatable to our entire membership for consider-

ation and to continue to involve them in the process.

At the April 19, 2008 BOD meeting, Bayshore informed members on proposed fine schedule.

Eight months after the chaotic August 18, 2007 meeting the minutes reported the following:

Some fine schedule committee members felt the whole fine issue that has been assembled should be brought to the members in a town hall type of situation. Let the members look at the fine schedule, discuss it with the whole committee and/or board members in hopes that when it is presented to the members to vote on again perhaps we have addressed all the issues that caused a negative vote last time. The membership needs to have an opportunity to voice their opinions before this ever goes to a vote again.

Motion passed for the Fine Committee to present the fine schedule to the members in a town forum format on June 14th and June 21st at 1 PM. A show of hands carried the motion unanimously.

The Bayshore Board accepts the proposed fine schedule at the November 15, 2008 BOD meeting.

The Fine Committee turned the fine schedule over to the BOD and felt they had addressed all of the concerns that were brought up by the members. **The BOD has the authorization through our governing documents to do whatever is necessary to enforce the C&Rs by implementing a fine schedule.** *That has been verified by a couple of attorneys and the Homeowners Association Handbook.*

Motion passed to accept the fine system and fine schedule as presented be implemented by positive vote of this board.

Motion carried 4 votes yes, 1 abstain and 1 no vote.

In the decade following the acceptance of the fine schedule, new documents have been created to help members understand the fine system and its connection to Bayshore's C & Rs. The following documents are available on the Bayshore Web site. <http://members.pioneer.net/~bay-beach/>

Articles of Incorporation

By-Laws

C & Rs

C & R Fine System

C & R Violations Fine Schedule

Guidelines for Determination

Policies & Procedures

Who Do We Thank For Our Current System?

The system we have today works due to the:

- first attempt at a fine schedule,
- Directors allowing construction without valid permits
- second and third attempts to create a fine schedule
- creation of documents to supplement the C&Rs
- and many, many talented and dedicated members.

I welcome comments and questions. I hope members who were there and know members that were key in creating the system we have today will share their stories with the Breeze. Who did what and when. I hope to publish comments and names of members who persisted and contributed.

Minutes reflect what happened in meetings, but the members who built our current system should have their stories preserved and shared.

Please send stories or questions with be to:

bobmowrer@gmail.com

November 17, 2018 BOD Minutes Summary

Member Comments

Bayshore's attorney Dennis Bartoldus addressed those present to inform them that he will be retiring in December and to introduce Adam Spinger who is taking over Dennis' practice and to recommend that Bayshore consider retaining Adam's services. Dennis will still be available for back-up on questions if necessary. Adam Spinger introduced himself and informed those present that though he is new to Dennis' practice, he has been in the community for eight years. Dennis was thanked for his years of service to Bayshore.

Member Carrie Davis spoke and inquired if there was a Safety Committee. If so, she would like to volunteer to serve on the committee. She was informed that there was an active Safety Committee and President Belcher suggested that she send an email to the office for forwarding on to the Safety Committee.

Committee Reports

See pages 3-7

New Business

Lincoln County requires \$36.00 to file a lien, \$36.00 to amend a lien. A total of \$72.00 is charged for each lien filed, which represents filing to lien and releasing the lien. President Belcher suggests an increase in these charges to members due to the amount of time required to research, complete forms, and have the forms signed in front of notary public by two Board members.

MSP unanimously to increase

the fees charged to members to file/amend/release liens from \$36.00 to \$50.00.

President Blecher then informed those present that there has been progress on two accounts turned over to collection several years ago. One problem property has been settled and will be paid off shortly, and one has had a payment schedule set up. Four accounts have recently been turned over for collections, and approximately a dozen liens will be filed later this month.

MSP unanimously to increase the fees charged to members to file/amend/release liens from \$36.00 to \$50.00.

MSP unanimously to transition to Adam Spinger as Bayshore's attorney of record.

MSP unanimously to adjourn to Executive Session to discuss employee evaluations and compensation.

Adjourned at 1:41 PM

Reconvened at 1:54 PM

President Blecher informed those present that the Board had discussed employee evaluations, holiday bonuses and pay increases.

MSP unanimously to give Facilities Manager Bob Tunison a holiday bonus of \$500.00 and a \$1.00/hour pay increase effective 1/01/2019

Meeting adjourned at 2:55 PM.



**Next BOD Meeting
January 19, 2019**



**Next Breeze
January 2019**

