

**Bayshore Beach Club, Inc.
Board of Directors Meeting
June 16, 2018**

In attendance:

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Mark Cook, Corp. Sec.	Division 1
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
Phillip Arnold, Director	Division 5
James Davis, Director	Division 5

Absent:

Pat Johnson, Director	Division 1	
Jackie Russell, Director	Division 2	IN ATTENDANCE, ARRIVED LATE AT 1:15 PM

Board President, Mel Blecher, called the meeting to order at 1:00 pm and verified that a quorum was present.

APPROVAL OF MINUTES

President Blecher asked if there were any changes that needed to be made to the minutes of the April 2018 meeting. There were none, and the minutes were accepted as submitted. He then inquired if there were any changes that needed to be made to the minutes of the May 2018 meeting. There were none, and the minutes were accepted as submitted.

MEMBER COMMENTS

There were no member comments

REPORTS

Financials

President Blecher reported that the water usage for the year is high and will be over budget because of a leak in the pool. The pool is losing over 2000 gallons of water a day. Propane costs will be high, as well. Bayshore will continue to absorb the extra expenses until the pool closes in September, then the necessary repairs will be made. The new roof on the Clubhouse is done and paid for. The new roof came in on bid plus a few minor repairs which amounted to less than \$400.00. The total cost came in under the budgeted amount of \$50,000.00. The financial reports for March 2018 were accepted as submitted.

Legend for Motions

M -Motion	S -Second
P -Passed	F -Failed
W -Withdrawn	A -Amended

Planning Committee (Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair, Pat Johnson; Robin Adcock)
Committee Co-chair Mary Lou Morris presented.

STATS 4/17/18 to 6/11/18

TREES

Summary

New Complaints – 7 plus another one already in process
5 Info Letters
1 Response to Info Letter
1 Personal Contact
7 In Process
2 Done

VEHICLES

Summary

New Complaints – 4, boats and trailers
1 Info Letter and response
1 NV for large boat and 1 NF for trailer on same property
1 NV for 2 boats and trailer on same property
4 In Process
3 Done

OTHER

Summary

New Complaints
1 for chimney wrapped in blue plastic
1 for unkempt lot, same property already in process
1 for drainage pipe onto adjacent lot (PC verify)
1 for dirt bike
1 for tent and garbage
1 Info Letter for chimney
1 Info Letter for dirt bike and contacted complainant
1 Contact realtor for unkempt lot
9 In Process
3 Done, including bales of hay

CONSTRUCTION

Summary

Approved – 1 replace roof and siding, repaint; 1 hot tub; 1 deck; 3 fence; 1 storage shed; 1 repaint house; 1 metal roof; 1 garage; 1 enclose bottom area below deck; 2 replace siding and repaint; 1 addition to back of house; 1 house; 1 extend garage and deck; 1 enclose existing deck; 2 replace roof
1 Letter denying approval of house until bales of hay are moved
Several discussions for 2 garages and deck addition
6 Personal contacts – 2 septic replacement; 1 repaint same color; 1 regarding property adjacent to canal; 1 outside burning; 1 various repairs
1 Letter answering various questions.

Legend for Motions

M-Motion **S**-Second
P-Passed **F**-Failed
W-Withdrawn **A**-Amended

34 In Process

13 Done – 2 fence; 1 new door and window, reside; 3 roofs; 1 retaining wall; 2 sheds; 1 repaint; 1 garage; 1 house; 1 fence and retaining wall

PERMITS

Summary

1 RV Approved, 1 RV Denied

4 Boats Approved

NOXIOUS WEEDS

Summary

New Complaints - 2

2 NV

1 NF, 2 properties same owner

3 In Process

Done – 3

Summary of Canvassing for Noxious Weeds

141 NV sent for 155 properties

12 Personal contacts

Total 167 properties identified

Cost \$66.27 for mailing

As of June 11th,

130 Responses

Done – 89+

In process – 44 of those that responded

Will be mailing NF to owners not responding

THANK YOU -

The Planning Committee wants to thank Kathi for preparing the 141 letters and taking the countless messages of response!!!

The Planning Committee wants to thank the property owners that responded to the letter sent regarding noxious weeds and especially to those that have cleared their properties. Thank You!!!

Mary Lou Morris then reported that 71 properties have not been done or verified. The Committee will canvas again and will send out fine letters next week.

The Planning Committee then submitted Deanne Cook as a new member of the Committee. She sat in on the Committee meeting which was held on June 11th. She is enthusiastic, has a wealth of knowledge and will be an extremely useful addition to the Committee.

Legend for Motions

M-Motion **S**-Second

P-Passed **F**-Failed

W-Withdrawn **A**-Amended

MSP

Director Smith moved, and it was seconded, to approve the appointment of Deanne Cook to the Planning Committee.

Motion passed unanimously.

The Committee then addressed the issue of a fine for violations that was discussed at the April 2018 meeting. The Committee and the Board has been working with the violator for several months. Some of the violations have been corrected, but not all. The Board was informed that the work would be completed within the next two weeks. The work was to be completed by June 16, 2018 or the fine would be imposed. Discussion followed, which also covered whether to impose the fine based on the new Fine Schedule which went into effect on May 1, 2018, which would be a \$3000.00 fine, or the old Fine Schedule, which was in effect at the time of the violations, which would be a \$1500.00 fine.

MSP

Director Smith moved, and it was seconded, to impose a fine in the amount of \$1500.00 per the earlier Fine Schedule. The fine will be abated if there is complete compliance with Bayshore and Lincoln County rules and regulations by June 30, 2018. Any future fines imposed will be based on the new Fine Schedule. A letter to the violator will include an explanation of repercussions for non-compliance.

Motion passed unanimously.

Long Range Reserve & Physical Assets

No report this month.

Facilities Manager

Bob Tunison presented.

“Landscape work in preparation for the opening of Mackey Park was completed as of May 25th in time for the Memorial Day Weekend. The work done included mowing of the entire park, grooming of the access footpath that leads from the northeast corner of the park to Catamaran Street, and the spraying of blackberry and scotch broom growths within the access area. In addition to Mackey Park, several other lots and areas have been sprayed to kill existing scotch broom and blackberry growths. A new tennis court net was also installed for the summer and plant growth around the tennis court perimeter was cut back from the fence enclosure. The top railing of the fence enclosing the north end of the tennis court needs to be replaced and quotes are currently being sought on replacement parts to complete the work.

“The pool opened as scheduled on Wednesday, May 23rd. Due to a pump failure, the pool was closed on Friday and Saturday, June 1st and 2nd. Repairs were completed and the pool re-opened on Sunday, June 3rd. In part, the failure was due to a leak in the pool system which is currently being studied to establish the best course of action to effect appropriate repairs. The newly purchased pool reel and cover has been assembled and has been in use since the beginning of the season.

“Between Monday, June 4th, and Thursday, June 7th, work was completed on the new clubhouse roof. Work on the roof required only minor repairs outside of the initial quote for the project. Newly installed fascia boards will require painting and these as well as all other fascia and adjoining undersides of the clubhouse roof overhangs will be painted in the coming weeks.

Legend for Motions

M -Motion	S -Second
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“New posts are being installed on either side of the canal footbridge that runs between Admiralty Circle and Marineview Drive. The main purpose of these posts will be to prevent vehicles from parking in these areas and restrict usage of the bridge to pedestrian and bicycle traffic. No Parking and Tsunami Warning signs will be attached to both sides of the footbridge.

“Both of the clubhouse sewer tanks were inspected and pumped in May. The cover of the main sewer tank access located south of the Facilities Manager’s quarters will be replaced this summer due to normal wear and tear.

“Landscaping work has been scheduled on a regular basis for the clubhouse grounds including the edging, mowing, aerating, weeding, watering and fertilization of the lawn as well as the proper care of both the potted and inground plants and hedges surrounding the clubhouse. Repair to an existing water line under the hedges on the Oceania Drive side of the pool enclosure is currently underway and work should be completed on it in the near future.

“Approximately 13 electric code violations have been repaired as well as the installation and repair of all thermostats on the main floor of the clubhouse.

“Other projects currently slated for completion by the end of the summer include the removal and replacement of the current basketball pole and net at Mackey Park, the rerouting and mounting of the washroom exhaust vent plumbing in the crawlspace at the northwest end of the clubhouse, and completion of electrical inspection and repair, where necessary, of all clubhouse electrical circuits.”

Bob Tunison also reported that one of the pool attendants quit. The remaining pool attendants are now covering all shifts but they need one more attendant. Suggestions for posting the job were discussed, including Craigslist, emails, fliers at local stores, etc. Director Russell volunteered to research the availability of free radio spots.

Safety Committee Report (Chair, Melissa Chown; Judith McNeil; Mike McReynolds)
No report this month.

Policies and Procedures
No report this month.

Social Committee (Rose Bradshaw, Chair; Deb White; Karin Couch; Paula Brubaker)
Rose Bradshaw was unable to attend the meeting but will send a report to the Board via email at a later date. It was reported that to date 70 people have RSVP’d their intent to attend the July 7th Meet and Greet.

Communications Committee (Bob Mowrer, Chair; Lee Davis; Margaret Partlow)
Committee Chair Bob Mowrer presented.

“First I must acknowledge that the May Breeze was a disaster. I did not have time to devote to the Breeze and should have announced that there would be no May Breeze. Starting in March, senior citizen events exploded on my family: health issues for my wife and I, a grandson finishing high school and baseball with must see events, unexpected homeowner repairs--even a surprise trip to Hawaii. My Communications Committee are innocent!

Legend for Motions

M -Motion	S -Second
P -Passed	F -Failed
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"I now understand I must cut back on my Communications Committee responsibilities. I am resigning as web master. I recommend the Directors decide if the web page is worthwhile. If so, what should it look like and contain? Most importantly, who will take over? There must be members (or members with children) that have knowledge of *web page building in 2018* or family members that could advise.

"I believe the most important function of the Breeze is to provide information to members on the function and activities of the board and the committees. Over 50% of members do not reside in Bayshore. The Breeze is the primary source of information on board and committee activities. If we want supportive members, we must provide information on what their directors and committees are doing prior to final decisions and actions. When the 2016-17 Board reestablished the requirement that committees submit a written report for presentation to the BOD prior to the meeting the Breeze published them. These committee reports inform, explain, and sometimes request action providing members information on proposed actions or changes.

"Minutes record what was said and what was done and usually do not include the details that allow members to understand an issue. Committee written reports are necessary if we want all members to better understand the actions of the BOD and committees. I ask this board to continue requiring committees to submit written report prior to the meeting.

"Exceptions to the above. Reports that are not written reports:

"Is it possible for Long Range Reserve & Physical Assets to periodically report on spending vs budget for Physical Assets? Financials. *The financial reports for Xxx 2018 were accepted as submitted.* I assume this is information for directors only and should not be in the Breeze??

"The facilities manager report would be good to share with members to show the constant repairs and upkeep the facilities manager provides. Even written notes would allow me to report on the facilities manager's work if I received them.

"My goal is to inform members and provide insights of life in our HOA. I hope to do a series on HOA's Convents and Restrictions and how our Planning Committee has evolved into the effective efficient committee it is.

"I welcome director and members suggestions on this series."

Director Bradshaw volunteered to help with the website and investigate what will be required.

UNFINISHED BUSINESS

There was no unfinished businesses.

NEW BUSINESS

Approve proposed 2018-2019 budget

MSP

Director Smith moved, and it was seconded, to adopt and approve the 2018-2019 proposed budget at sumitted.

Yea: Mel Blecher
Mike McReynolds
Mark Cook
Skip Smith
Michael Bradshaw
Phillip Arnold
James Davis

Legend for Motions

M-Motion **S**-Second
P-Passed **F**-Failed
W-Withdrawn **A**-Amended

Abstained: Jackie Russell
Motion passed.

Review and approve 2018-2019 Board of Directors Planning Calendar

President Blecher stated that the Board will use the Planning Calendar as a working document.

President Blecher then announced the Orientation for new Directors will be held on Wednesday, July 11th at 1:00 PM upstairs at the Clubhouse. Kathi Loughman will send an email to all Directors notifying them of the Orientation. The Orientation will be followed by a tour of the facility.

President Blecher then volunteered to be the Budget Coordinator for the next year. Director Bradshaw volunteered to serve on the Budget Committee.

Director Davis volunteered as Board Liaison for the Social Committee.

Director Smith asked about the possibility of providing RV parking permits for members' guests and families to park for two or three days while visiting. The Board agreed to investigate the possibility.

The meeting was adjourned at 2:30 PM.

Minutes prepared by Kathi Loughman

Legend for Motions

M-Motion **S**-Second
P-Passed **F**-Failed
W-Withdrawn **A**-Amended