

Bayshore Beach Club, Inc.
Board of Directors Meeting
July 21, 2018

In attendance:

Mel Blecher, President	Division 4
Mark Cook, Corp. Sec.	Division 1
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
James Davis, Director	Division 5
Jackie Russell	Division 2

Absent:

Mike McReynolds	Division 6
Phillip Arnold, Director	Division 5

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 June 2018 meeting. There were none, and the minutes were accepted as submitted.

President Blecher reported that Pat Johnson tendered his resignation from the Board. President Blecher also thanked Pat for his years of service on the Board, as Board Secretary and employee supervisor, and as the Planning Committee Board liaison. He will be missed. The Board is looking for one additional Director.

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 his 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. He along with the 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. Mr. Musial anticipates the 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

Director Smith made a motion to accept 60% of what is owed to the HOA for the property at 2713 NM Bayshore Loop, and it was seconded. Motion passed unanimously.

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, Co-chair; Norman Fernandes, Co-chair; Robin Adcock; Deanne Cook)
Committee Co-chair, Mary Lou Morris presented.

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

Director Smith moved to approve Phil Arnold to succeed Pat Johnson on the Planning Committee as Board liaison, and it was seconded. Motion passed unanimously.

Long Range Reserve & Physical Assets (Michael Bradshaw, Chair; Jim Davis; Bob Tunison; Mel Blecher, Board liaison)
Committee Chair Michael Bradshaw reviewed the submitted written report.

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.

Facilities Manager

Facilities Manager Bob Tunison provided a synopsis of the submitted written report.

Safety Committee (Melissa Chown, Chair; Judith McNeil; Mike McReynolds)
No committee members in attendance; written report submitted

Policies & Procedures (Bobbie MacPhee, Co-chair; Vivian Mills, Co-chair; Skip Smith)
No report submitted

Social Committee (Rose Bradshaw, Chair; Deb White; Paula Brubaker; James Davis, board liaison)
Committee Chair Rose Bradshaw presented a synopsis of the submitted written report. She then asked the attendees to voice their opinions on the Meet and Greet held earlier this month.

Member Carrie Davis would like to see more Board members at the Meet & Greet. "This is a chance for homeowners to meet those who are making decisions for our homes."

Director Russell heard great comments from members about the event.

Director James Davis said it was a great function, and he got to meet a lot of owners he hadn't seen before.

Communications Committee (Bob Mowrer, Chair; Lee Davis; Margaret Partlow)
Committee Chair Bob Mowrer presented. No written report submitted.

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 unneeded at this time.

MEETING ADJOURNED AT 2:30 pm.