

**Bayshore Beach Club, Inc.
Board of Directors Meeting
November 17, 2018**

In attendance:

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Mark Cook, Corp. Sec.	Division 1
Jackie Russell, Director	Division 2
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
James Davis, Director	Division 5
Bill Nightingale, Director	Division 7

Absent:

Phillip Arnold, Director	Division 5
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Board President, Mel Blecher, called the meeting to order at 1:00 pm and verified that a quorum was present.

MEMBER COMMENTS

Bayshore’s attorney Dennis Bartoldus addressed those present to inform them that he will be retiring in December and to introduce Adam Springer who is taking over Dennis’ practice and to recommend that Bayshore consider retaining Adam’s services. Dennis will still be available for back-up and questions if necessary. Adam Springer 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 an active 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 Blecher suggested that she send an email to the office for forwarding on to the Safety Committee.

APPROVAL OF MINUTES

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

REPORTS

Financials

The financial reports for October 2018 were accepted as submitted.

Planning Committee (Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair; Robin Adcock; Deanne Cook; Phillip Arnold)
Committee Co-Chair Mary Lou Morris presented.

Legend for Motions

M -Motion	S -Second
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STATS 10/09/2018 to 11/12/2019

TREES

Summary

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

Summary

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

OTHER

Summary

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

CONSTRUCTION

Summary

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

Summary

1 Boat Approved
2 RV Approved
2 Personal Contacts

Mary Lou Morris also commented that the Planning Committee has been inundated by tree complaints. She also reported that house plans for a new home were approved over a year ago. Because construction has not started yet it has been removed from the list of approved plans. The approval can be reactivated, if they still wish to build, after resubmission of plans. The Board was then informed of the resignation of Planning Committee member Deanne Cook. The Committee appreciates her willingness to volunteer and is sad to see her go. They are also looking for another volunteer for the Committee.

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The Committee then informed the Board that a property owner has built up to, or over, his property line. He was told to cease construction until the property line issue was rectified. The owner did not get approval or submit plans to Lincoln County to build a garage. Lincoln County requested that the Planning Committee submit a complaint to the County and the County would then follow up. The complaint with the County has been filed.

Long Range Reserve & Physical Assets (Chair, Michael Bradshaw; Mel Blecher, Board Liaison; James Davis; Bob Tunison)
Committee Chair Michael Bradshaw presented.

Long-Range Planning/Physical Assets Committee Report

November 2018

Membership

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.

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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.

Committee Chair Bradshaw informed the Board that the purchase of the speakers has fallen through. The Committee is pursuing the purchase of other speakers.

President Blecher informed the Committee that he would like to have the security system set as high priority, followed by the upstairs restrooms.

Members commented on the “nice job on the TV sets.”

Facilities Manager

Facilities and Pool Manager Bob Tunison presented.

IN GENERAL:

All required/necessary winterization of the clubhouse has been completed with one exception: A part has been ordered for the main boiler which is in need of replacement and will be installed by our contracted maintenance vendor. NOTE: Hose bib insulators have not been installed as of this date but will be prior to the first freeze of the winter.

Three new exterior flood lights have been purchased for the upper deck of the clubhouse. Upon inspection for mere replacement of bulbs, the old fixtures are heavily aged and the new floodlights will be less expensive to operate. In addition to this location, a new flood light has been ordered to replace the one at the main entrance to the clubhouse. Finally, public utilities has been notified that the flood lights at the south end of the front of the building as well as the ones located in the rear parking lot need to be replaced.

Some of the evergreens bordering the clubhouse drive were intruding on the drive and have been trimmed.

NEW AUDIO/VISUAL SYSTEM:

The entire clubhouse has been converted so that Charter/Spectrum is now providing our cable TV, internet, phone, and wireless service. During the installation of this service, a new

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television cable outlet has been installed in the smaller of the two rooms located on the second level of the clubhouse. In addition to this new service, two wireless extenders have been purchased and placed in the activity room downstairs and the main room upstairs, respectively. The justification in doing so was the degradation of the wireless signal in the Facilities Manager's apartment and the south end of the upstairs main area.

In addition to the service above, two flat-screen, "Smart" TV's have been purchased and installed in the clubhouse. A 60" flat-screen was installed in the downstairs activity room (as well as speaker bar) and a 70" flat screen was installed upstairs. Finally, six new speakers have been purchased for use on the second floor of the clubhouse. These speakers will tie in wirelessly to the new television and will also allow the current PA system as well as phones to be connected wirelessly to them (in the latter case, the anticipated use of the phone would be to play music for wedding, reunion, etc., events).

PLEASE NOTE THE FOLLOWING:

1. The new wireless system in the clubhouse requires that users know the name that has been assigned to the system (otherwise known as the "SSID") as well as the password (although the previous system did not require a password in order to connect to it, a password is mandatory for the new system).

In order to connect to the new wireless system, members will need to identify the wireless name (SSID) for our system on their phone/laptop which is: "**Bayshore Beach Club**". In order to complete connection to the system, members will need to type in our password which is: "**bayshore**". Please note that the password is case-sensitive...in this case, all small letters. After doing this the first time, the member can then select "Connect Automatically" and their phone/laptop will automatically connect to our system when within range of its signal eliminating the need to memorize the password.

2. Bayshore now has two television sets that they would like to give away to any interested party (contact has been made with all charitable organizations and none have been found thus far that are interested in the sets). I intend to haul these sets to the dump at the end of November if I do not hear from any interested party(s). The relevant information for the sets (they are identical tv's) is as follows:

MAKE: Toshiba
MODEL: "TheaterWide HD"
DIMENSIONS:

Height: 54-inches
Width: 51-inches
Depth: 26-inches

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Weight: HEAVY!

I am scheduled for surgery on Friday, December 7th, and arrangements have been made to have one of this past season's pool attendants (Jenny Lamb) present on a daily basis to do the minimum, required, tasks at the clubhouse (open, close, collect trash, and put trash out) until I recover sufficiently to do these tasks myself. I will still be taking calls on the Facilities Manager's telephone line during my recovery period.

It was also reported to the Board that a new wireless router has been purchased. Coverage will be better now, much stronger once totally installed.

Safety Committee Report (Chair, Melissa Chown; Judith McNeil; Mike McReynolds)
No written report was submitted. Committee member Mike McReynolds presented. He announced that the emergency cache will be opened on Sunday, November 18th, from 11:00 am to noon.

Since the location of the emergency cache is on the agenda and up for discussion later in the meeting, President Blecher suggested that it be addressed at this time. He inquired if the cache could be moved. Neighbors have been complaining about the location and appearance of the cache. It was requested that the Committee look into pushing the cache further back on the property and making it less visually obtrusive. A discussion followed in which it was noted that the cache on the right of way is unacceptable. Lincoln County rules and regulations for fencing were discussed. Committee member Mike McReynolds informed those present that the Committee will review the requests and suggestions. It was asked how many personal containers were in the cache. Twelve at this time, with more possible when opened on Sunday. It was noted that the cache was not as successful as hoped. It was pointed out that besides the personal containers, there are other emergency supplies stored there, i.e. water purification supplies, tents, blankets, etc.

Policies and Procedures (Co-Chairs, Bobbie MacPhee & Vivian Mills; Skip Smith)
No report submitted this month.

Social Committee (Rose Bradshaw, Chair; Deb White; Paula Brubaker)
Committee Chair Rose Bradshaw presented.

SOCIAL COMMITTEE REPORT

November 2018

Halloween Bash

The Halloween Bash was held on Saturday, October 27, 2018. The four hour SPOOKTACULAR event included commemorative photos, a potluck dinner, and dancing. With over 64 members and guests, we can say it was another successful event. Many came in costume and brought in eerie dishes. Prizes were awarded for best costume and most eerie dish. As always, the Social Committee is thankful for the volunteers. A list of their names was included in the "thank you for attending" letter emailed the first week of November. We are currently working on a Halloween Bash photo album, which will be emailed in the next couple of weeks. Photos of the event will also be included in the November edition of the Breeze.

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Special thanks go to Bob Tunison for getting the clubhouse set up and cleaned up for the Bash. We really appreciate all of his hard work and dedication to the success of the party.

DancerXise

Members began “moving it and losing it” with their neighbors on Monday, November 5th. Thirteen members sweated their way to fun while learning various dance/aerobic techniques. DancerXise will continue every Monday and Wednesday through April 2019.

Mingle & Movie Night

The first Mingle & Movie Night was held on Friday, November 9th. Nineteen members had the opportunity to socialize with their neighbors and welcome new members while enjoying a munchies potluck. Ten members stayed for the blockbuster movie on the brand new TV, which was greatly enjoyed. Bob Tunison set up the ballroom so that members could watch the movie in comfort. Mingle & Movie Nights will continue every 2nd Friday of each month (with exception of December, which will be on December 7th). We ask members for feedback on current blockbusters they would like to see.

Holiday Celebration

The next event, the holiday party potluck, will be held on Saturday, December 15th from 4pm to 8pm. The Social Committee will provide the turkey and beverages. Members will be asked to contact the Social Committee to coordinate dishes. The party will commence at 4 pm when members will have the opportunity to have their photos taken and, at their request, have the photos emailed to them. Dinner is planned from 5pm-6pm. There will be a white elephant gift exchange. Members interested in participating will be asked to bring a wrapped gift (no alcohol please), not to exceed \$10. It’s guaranteed to be a HO HO wHOLE lot of fun.

Clubhouse Holiday Tree

The Social Committee will be collaborating with Bob Tunison to add holiday lights to the outdoor trees/bushes. The Holiday Tree will be set up and lights will be added to the windows of the ballroom and dining area.

Upcoming 2018 / 2019 Events/Activities

Holiday Celebration	12/15/18
Super Bowl Potluck	02/03/19
Mardi Gras (possibly)	03/02/19

The Social Committee will continue its efforts in bringing the Bayshore Community together. We strive to create events/activities that will hopefully entice more members to participate and come together with their neighbors. As we have seen, members that normally don’t attend major social events are interested in smaller activities such as DancerXise.

The Committee is very pleased with the new TV upstairs. Thanks to the Board for approving the purchase. The Committee and Rose received compliments on the success of the Committee and the events. “It’s the best we’ve had.” There was a question regarding the Committee staying on budget. The Committee reports that yes, they are on budget and will “make due” with their remaining funds. They do not want to request more funding since their budget was so generous this year. President Blecher informed them that it would be acceptable for them to come to the Board to request more funds if they felt it was necessary.

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

No report submitted this month.

UNFINISHED BUSINESS

The was no unfinished business.

NEW BUSINESS

Lien Fees

Lincoln County requires \$36.00 to file a lien, \$36.00 to amend a lien, and \$36.00 to release a lien. At this time, this is what Bayshore charges a member when liens, amended liens and/or release of liens are filed. A total of \$72.00 is charged for each lien filed, which represents filing the lien and releasing the lien. President Blecher suggests an increase in these charges to members due to amount of time required to research, complete forms, and have the forms signed in front of notary public by two Board members.

MSP

President Blecher moved, and it was seconded, to increase the fees charged to members to file/amend/release liens from \$36.00 to \$50.00.

Motion passed anonymously.

President Blecher then informed those present that there has been progress on two accounts turned over collection several years ago. One 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.

Location of Emergency Cache

This item was addressed earlier in the meeting. Refer to page 6.

MSP

Director Smith moved, and it was seconded, to transition to Adam Springer as Bayshore's attorney of record.

Motion passed unanimously.

Executive Session

MSP

President Blecher moved, and it was seconded, to adjourn to Executive Session to discuss employee evaluations and compensation.

Motion passed unanimously.

Adjourned to Executive Session at 1:41 PM.

The Board reconvened at 1:54 PM.

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

Legend for Motions

M -Motion	S -Second
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MSP

President Blecher moved, and it was seconded, to give Office Manager Kathi Loughman a holiday bonus of \$250.00, and a \$0.75/hour pay increase effective 1/01/2019. Motion passed unanimously.

MSP

President Blecher moved, and it was seconded, to give Facilities Manager Bob Tunison a holiday bonus of \$500.00, and a \$1.00/hour pay increase effective 1/01/2019. Motion passed unanimously.

Bob Tunison and Kathi Loughman both thanked the Board.

The meeting was adjourned at 1:55 PM.

Minutes prepared by Kathi Loughman

DRAFT

Legend for Motions

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