

**Bayshore Beach Club, Inc.**  
**Board of Directors Meeting**  
**April 20, 2019**

In attendance:

Mel Blecher, President	Division 4
Jackie Russell, Director	Division 2
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
Phillip Arnold, Director	Division 5
James Davis, Director	Division 5
Bill Nightingale, Director	Division 7

Absent:

Mike McReynolds, Vice President	Division 6
Mark Cook, Corp. Sec.	Division 1

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

**Presentation by Seal Rock Fire District**

Chief Tom Sakaris of the Seal Rock Fire District addressed the meeting urging support of Ballot Measure #21-193. He then introduced career fire fighters Andrew Licon and Landon Blake who presented a video presentation, after which questions from members in attendance were answered. A member asked if community members could receive emergency training from the fire district. They were told that if they stop by the station, personnel would be happy to go over procedures, i.e. CPR, and that community members could take advantage of their CPR training. Someone then inquired if CPR certification would be available at the station. Chief Sakaris stated that it is a definite possibility. He then informed those present that there will be an open house at the station on Saturday, April 27<sup>th</sup>, from 1:00 pm to 3:00 pm and invited everyone to stop by and have a lunch of hot dogs, etc. Chief Sakaris then thanked the Board and those present for the opportunity to speak.

**MEMBER COMMENTS**

Member Mary Lou Morris addressed the Board and those present, stating a letter of opposition to the proposed Ballot Measure #21-193 may be included in the ballot package. She stated that the letter includes inaccurate information. The Fire District has contacted their attorney and the Attorney General regarding this. The attorney advised a rebuttal, with factual information, in response to the inaccuracies or to wait for the Attorney General to review the letter of rebuttal

Member Mark Thompson addressed the Board regarding trees. He said that the Planning Committee and the Board have been doing a great job. Beach views have been expanded and he is very impressed. He then asked a question regarding the placement of trash cans. Planning Committee members present stated that they would review this with him after the meeting.

**Legend for Motions**

<b>M</b> -Motion	<b>S</b> -Second
<b>P</b> -Passed	<b>F</b> -Failed
<b>W</b> -Withdrawn	<b>A</b> -Amended

Member Jane Margulis addressed the Board voicing concerns with RVs in Division 2 and suggested a revision of some of the rules regarding loading and unloading privileges.

Member Charles Lesiecki also spoke regarding the above issue.

President Blecher asked them to put their complaints and suggestions in writing and that the Planning Committee and the Board would review the matter and address it at a future meeting.

## **APPROVAL OF MINUTES**

President Blecher asked if there were any changes that needed to be made to the minutes of the March 2019 meeting. There were none, and the minutes were accepted as submitted.

## **REPORTS**

### **Financials**

The financial reports for March 2019 were accepted as submitted.

**Planning Committee** (Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair; Robin Adcock; Phillip Arnold; Tim Brubaker)

Committee Chair Mary Lou Morris presented. She informed those present that the Committee will be providing Stats Reports quarterly instead of monthly. She stated that at the present time, eight new homes are currently under construction, and approximately a dozen more will be starting soon.

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

Committee Chair Michael Bradshaw presented.

## **Physical Assets Committee Report**

April 2019

### **Membership**

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

### **Long-Range Reserves Updates**

The committee has no updates for the Long-Range Reserves at this time.

### **Physical Assets Updates**

#### ***Completed Items So Far This Year (2018-2019)***

- ✓ The roof repair and maintenance was completed (under budget), as reported verbally in June, 2018.
- ✓ A new stove was placed in the kitchen (under budget) in June, 2018.
- ✓ An urgent plumbing leak repair was performed on the pool in June/July, 2018, for \$2,000.
- ✓ Internet upgrades were completed in early October, 2018.
- ✓ Smart TVs (larger than initially planned and still under budget) were installed in the ballroom upstairs and the exercise room downstairs in November, 2018. Members are putting them to good use.
- ✓ The basic website updates were completed early December, 2018. These updates include dynamic adaptations for mobile device access to the site and the incorporation of JavaScript functionality.

#### **Legend for Motions**

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**W**-Withdrawn   **A**-Amended

- ✓ PA system speakers were purchased with some of the remaining funds budgeted for TVs and installed in early January, 2019.
- ✓ The video security system was installed in February, 2019.

**Website Updates**

Further redesign work continues with the latest version put out in February, 2019, as is the re-structuring of the data files for consistency and clarity.

Work continues on the dynamic workflow for the Breeze and other periodically changed content (minutes, monthly schedules, etc.) We continue considerations for possible informatics for the site.

This report line item will remain to allow further updates as appropriate from the web master(s). Feed back from users is requested.

**Clubhouse Upstairs**

**Restrooms:** Reserve funds are in place for major foreseen renovations to both upstairs restrooms. Minor renovations have been completed. Further renovations are still in the bidding process.

**Television:** The sound from the TV is insufficient for use with a large audience in the ballroom. It is suggested that the surround-sound system originally quoted with the TVs be added to the TV separate from the PA/ballroom sound system to resolve these issues..

**Clubhouse Downstairs**

**Exercise Room:** Completion of carpeting for the exercise room floor is expected by April 19, 2019.

**Facilities Manager**

Facilities and Pool Manager Bob Tunison presented.

April 2019 Facilities Manager Report

**NEW FLOORING UPDATE:**

The wax on the floor of the Activity Room was removed in anticipation of the installation of new carpeting. The Activity Room has also been re-decorated. At this writing, it is anticipated that the carpeting of the Activity Room was completed no later than yesterday, Friday 19<sup>th</sup>. Since wax removal of the Activity Room floor was completed earlier than expected, the room was only closed to members from Wednesday thru Friday (original plans called for the Activity Room to be closed for the entire week). Carpet/tile installation in the Facilities Managers apartment are still schedule for this coming week (April 22<sup>nd</sup> thru 24<sup>th</sup>).

**NEW SHELVING UNIT:**

A new shelving unit has been built in the storage area located at the south end of the ballroom. The shelving was primarily built for use by the Social Committee but is extensive enough to accommodate other users as needed. The completion of this shelving has also ended the need to build additional shelving for the quilter's group. Both groups seem satisfied with the results.

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## **ANNUAL BAYSHORE “CLEANUP DAY”:**

Two, forty-ton trash containers have been ordered from Dahl Disposal and will be delivered to the vacant lot across from the clubhouse on Friday afternoon, April 26<sup>th</sup>. The containers will be locked overnight until the following morning at 9:00 AM when the event begins. Although the agreement with Dahl includes a provision for Bayshore to keep the containers onsite for one week, it is anticipated that they will be picked up on Monday morning, April 29<sup>th</sup>.

## **PENDING PROJECTS:**

- Both the installation of the lawn sprinkler system and basketball hoop has been weather delayed. As soon as the weather improves both projects will be completed which will (hopefully) be by the end of April.
- Parts necessary to convert the battery-operated security cameras to a “hard-wired” system have been delivered this past week as well as parts required to relocate existing electrical outlets (including both TV outlets) and conceal all wiring. This project will be done over the next several weeks.
- The pool season will begin on Wednesday, May 22<sup>nd</sup>. The filter system and pool heater have both been checked and found to be in good repair. Both pool filters have been cleaned and various pool chemicals have been added to the pool in preparation for thorough cleaning in early May. This year’s supply of pool chemicals has been ordered. Co-op Energy (our propane supplier) has been notified of the opening date so that can resume their summer delivery schedule accordingly.

On March 22<sup>nd</sup> I completed the Certified Pool Operator (CPO) course in Newport, passed the exam, and received my CPO certification which is good thru March 22<sup>nd</sup>, 2024.

Director Skip Smith complimented Bob on the work completed in the activity room.

**Social Committee** (Rose Bradshaw, Chair; Deb White; Paula Brubaker; Kerry Terrel) Committee Chair Rose Bradshaw addressed the Board and thanked them for the additional funding. She also thanked Bob Tunison for the “wonderful” shelving he built.

## **SOCIAL COMMITTEE REPORT April 2019**

### **Potluck O’ Gold**

Seventy-five members and guests got their GREEN on at the Potluck O’Gold held on Saturday, March 16<sup>th</sup>, making it one of the biggest Bayshore events in years. The Social Committee provided the corned beef and cabbage and members provided the dishes to complete the St. Patrick’s Day feast. There were games, prizes, and lots of laughter. The Potluck O’ Gold may have come and gone, but the memories and the friendships will last for years to come. We are thankful for our wonderful members who stepped up to make the Potluck O’ Gold a huge success: Jill Stone, Marla Fisher, Elaine Welch Ferguson, Mischelle Mowrer, Susan Lutz, Heidi

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Wright, Dennis & Ruth Young, Michael Bradshaw, Tim Brubaker, Carl & Donna Andry, Jake & Sue Jacobs, Dwayne & Rebecca Hayden, Keith & Robin Allen, and Richard Schuurman.

### **Mingle & Movie Night**

Nineteen members enjoyed a potluck and watched the movie “Aquaman” at the April 5<sup>th</sup> Mingle & Movie Night. We hope to see more members take advantage of this opportunity to mingle with their neighbors and to introduce new members to the Bayshore Beach Club community. With new activities brewing and a greater variety of events for members, Mingle & Movie Nights are no longer held monthly. And at the request of members, these events will be held on a Saturday. New dates for the rest of this calendar year are May 4<sup>th</sup>, August 3<sup>rd</sup>, October 5<sup>th</sup>, and December 7<sup>th</sup>.

### **DancerXise**

The last class for the season will be on May 3<sup>rd</sup> and will resume in the Fall. In efforts to continue the momentum of keeping the community together, the Social Committee is reaching out to members for feedback on other activities that may be of interest for the Spring and Summer months, such as Tai Chi, yoga, or even weekly sunset strolls. More information will be forthcoming.

President Blecher informed the members present that the Board is intending to purchase a propane BBQ grill.

**Budget Committee** (Chair, Mary Lou Morris; Mel Blecher; Norman Fernandes; Kathi Loughman; Jerry Musial; Bob Tunison)

Committee Chair Mary Lou Morris addressed the Board and reported that work on the proposed budget for 2019-20120 is complete. The newly elected Board of Directors will set the dues amount at the May meeting and will vote on approval of the proposed budget at the June meeting.

**Nominating Committee** (Chair, Skip Smith; Jackie Russell)

Committee Chair Skip Smith presented.

## **2019 NOMINATION COMMITTEE REPORT**

April 10, 2019

There are three Director positions open for election this year.

They are all three year terms.

If possible, we are required to ensure that all Divisions are represented on the Board.

To fulfill this rule we must seat at least one candidate each from Divisions 2 & 7.

Division 5 currently has two Directors and by rule cannot have another.

We have 4 candidates who have filed for the position of Director.

They represent Divisions 1, 2, 4 & 7.

At the Member's Meeting in May, nominations may be taken from the floor prior to counting the ballots.

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NOTE: Historically, because we have a full slate of nominees, it is highly unlikely that a member nominated from the floor could receive enough votes to overcome those cast by mail-in ballots.

A candidate from Division 2 and Division 7 must be seated regardless of the vote count. Therefore; the third candidate to be seated will be the remaining candidate with the highest vote count.

It was announced that the election packets had been mailed out on Friday, and a reminder given that members need to include their name and/or their member number on the return envelope or those ballots will not be counted.

### **UNFINISHED BUSINESS**

There was no unfinished business.

### **NEW BUSINESS**

There was no new business.

President Blecher reminded everyone of the Spring Cleanup next Saturday, 4/27/2019. He urged everyone to pay attention to the size of the limbs to be picked up. He also reminded members that the first load will be picked up for no charge. Additional loads, up to 3 total loads, will be picked up but charged at \$20.00 for each additional load. He stated that he had seen lots of piles that appeared to be more than one load and several over-sized branches/limbs. He suggested canvassing to determine if loads will be manageable. He will contact the committee to suggest canvassing. He also stressed that only yard debris will be picked up. Kathi will send out an email on Monday regarding size of debris, number of loads and no household trash.

Mary Lou Morris informed everyone that on Friday, 4/19/2019, eight volunteers came to the office and helped stuff election packets. She thanked Kathi for having everything organized and ready to go. The packets were all completed and ready to go to the post office before 2:00 pm. Kathi then thanked the volunteers for all of their help.

The meeting was adjourned at 1:55 PM.

Minutes prepared by Kathi Loughman

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