

**BAYSHORE BEACH CLUB, INC.  
BOARD OF DIRECTORS MEETING**

**Saturday, August 17, 2019**

**1:00 PM Clubhouse**

**In attendance:**

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Mark Cook, Corp. Sec.	Division 1
Hollis Ferguson, Director	Division 1
Terry Pina, Director	Division 2
Michael Bradshaw, Director	Division 3
James Davis, Director	Division 5

**Absent:**

Phillip Arnold, Director	Division 5
Bill Nightingale, Director	Division 7

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 July 2019 meeting. There was a suggestion from Director Bradshaw that member comments on issues should be in the minutes. It was pointed out that these are Board Meetings and that minutes reflect what actions were taken by the Board, not what was said at the meetings. There were no other recommended changes, and the minutes were accepted as submitted.

**REPORTS**

**Financials**

The financial reports for July 2019 were accepted as submitted.

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

Committee member Tim Brubaker presented. He presented the Planning Committee's proposed revision to the Guidelines for Determination regarding recreational vehicles (Guidelines for Determination, page 7). The proposed revision is as follows:

“Recreational Vehicles –

2. Members may apply for a permit to keep the RV on their property while preparing for or returning from a trip for the express purpose of cleaning, loading, and unloading. The RV may only be present while these activities are taking place with a maximum of five days. **If the RV has been on the premises for the maximum of five days, there must be a minimum of 2 days between the time of departure and return.** The RV may not be occupied overnight. Members who do not follow the permit guidelines may have their privileges rescinded.”

**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 -Withdrawn	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

A discussion followed in which Director Bradshaw suggested that the minimum of “2 days” should be changed to “48 hours.”

**MSP**

President Blecher moved, and it was seconded, to approve the recommended change to the Guidelines for Determination, while also changing the wording of “2 days” to “48 hours.” Motion passed unanimously.

The Board then reviewed the Planning Committee’s request for a fine. President Blecher presented an overview of the issue and the fact that it has been ongoing for several months without remedy. The Committee is requesting a \$1000.00 fine for failure to address a tree issue. Discussion followed.

**MSP**

President Blecher moved, and it was seconded, to approve the request for a \$1000.00 fine, with the stipulation that the fine will be automatically abated if the issue is resolved to the satisfaction of the Planning Committee by September 1, 2019. Motion passed unanimously.

**Long Range Reserve & Physical Assets**

Committee Chair Michael Bradshaw presented. He reported that he is working on an article for the Breeze which will inform members as to the role of the Committee. He also stated that he will have a proposal and a website report, with diagrams, ready for the next Board meeting.

**Facilities**

**POOL:**

Receipts for guest fees are up over 40% at this time last year.

New chaise lounge chairs have been purchased for the pool-side chairs. Many members have commented about the updated appearance of the pool as a result of these purchases. New pool-side tables (2) will be purchased in the Spring of next year and will be placed around the pool deck for members/guests who need to monitor children in the pool but cannot take the direct rays of the sun.

Several leaks have been detected and repaired in house up to this point in the season. In addition, the plumbing at the pool heater developed a leak which will be repaired shortly by Rau Plumbing. Also, the heater itself was out-of-service for a couple of days and was repaired by professional repairman of the heater’s manufacturer.

Several instances of intolerable behavior have resulted in the revocation of Clubhouse privileges for a long-term renter’s family.

A new replacement door will be installed this week which is the main entrance to the swimming pool patio area.

**LAWN SPRINKLER SYSTEM:**

The installation of the lawn sprinkler system has been completed. The section installed on the north side of the pool has been working for approximately 3 weeks and the results are very favorable. The section installed on the east side of the pool is not working yet. The main water feed line will be repaired next week and that section will then be operating as well.

**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

**UPCOMING PROJECTS:**

The hard-wiring of the security cameras will be done over the upcoming winter. When completed, the full advantages of recording activity 24 hours/day will be realized.

Estimates for the pouring of two cement pads (for picnic tables) at Mackey Park and a new basketball surface will, hopefully, be received prior to the next Board meeting.

Estimates for the resurfacing and repainting of the pool are currently being solicited. The work is planned for the Spring of 2020 upon approval by the Board of Directors.

Estimates will be sought for the purchase and installation of a new, automated chlorine and PH system which is anticipated to be installed in the Spring of 2020 following approval by the Board of Directors.

Estimates for the construction of two fire/propane brick fireplaces in the rear of the Clubhouse are being sought. Again, installation is anticipated in the Spring of 2020 following approval by the Board of Directors.

**Policies and Procedures Committee** (Co-chairs, Bobbie MacPhee & Vivian Mills, Mike McReynolds)

President Blecher presented and reviewed the recommended changes regarding Section M2, Clubhouse Privileges. Director Bradshaw then asked for some clarification regarding the term “family members.” He referenced that a non-member has been using the pool who is not a family member, but according to the Bylaws, only family members can use a member’s card, or needs to be accompanied by the member. President Blecher stated that he would review and remedy the situation. Further discussion as to what constitutes “family” took place. Director Bradshaw then made suggestions for changes to the recommendations presented by the Committee. He suggested additional wording in Section 7, paragraph 1, and Section 8. More discussion followed.

**MSP**

President Blecher moved, and it was seconded, to adopt the changes to Policies and Procedures as recommended by the Committee, with Director Bradshaw’s suggested changes. Motion passed unanimously.

The approved changes to Policies and Procedures are as follows:

Bayshore Beach Club, Inc Policies and Procedures Board Report August 2019		
P & P Manual	Proposed Recommendation	Justifications
Proposal regarding an addition to the P&P Manual Section M2, Clubhouse Privileges.	Change the wording of Section M2, numbers 7, 8 & 9 of the P&P Manual to:  7. All access to the top floor is to be coordinated through the Bayshore office. This includes regularly scheduled group activities, special member events & any other requested use of the top floor. Access requests will be scheduled on a “first come, first served” basis.  Between the hours of 9:00 AM and 5:00 PM, 7 days a week, individual members may use the upstairs, without prior scheduling, when not otherwise in use. They still need to sign	These recommendations give greater definition & clarity to Clubhouse Privileges.

**Legend for Motions**

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

	<p>in on the sign in sheet.</p> <p>Everyone using the Clubhouse is expected to clean up after themselves and leave everything as they found it. They are not to connect/disconnect audio visual equipment (i.e.: TV) or adjust TV settings to accommodate special needs unless previously approved by the Facilities Manager.</p> <p>8. Purchasers of pool passes are permitted access to the pool, locker rooms &amp; activity room only. Their privileges do not extend to the upper floor of the Clubhouse.</p> <p>9. The Clubhouse maintains a supply of tennis rackets, ping pong, &amp; other sports equipment which is available for member use only &amp; which can be signed out @ the pool attendant's desk during the pool season.</p>	
P&P Manual	Recommendation	Justifications
M-3 Clubhouse and/or Kitchen Rental Agreement	<p>Modify the Rental Agreement form by adding wording in italics @ the bottom of the form, above Member Signature.</p> <p>Because Bayshore Beach Club is a non-profit organization, the premises shall not be rented to any commercial or non-commercial organization for soliciting, selling or actual sale &amp; delivery...of any material, item or service. Non-profit organizations sponsored by BBC are exempted. See Bayshore Beach Club Bylaws, Article IX, Sec. 6.</p>	Clarifies the issue of using Bayshore facility for sales.

President Blecher then addressed Vivian Mills' resignation from the Policies and Procedures Committee. Vivian was thanked for her years of service to Bayshore and told that Bayshore is sorry to see her go. She will be missed. Vivian's letter of resignation is below:

After several years on the Policy and Procedure Committee-time enjoyably spent-I feel it is time to step down and "retire".

I encourage members to get involved with this Committee. You will learn a lot about how the HOA works. This is not a Committee that meets on a regular basis-though you certainly could. Generally, the Committee members respond to requests from the BOD to research and compose policy for the HOA.

I thank Bobbie MacPhee who was a great working partner: Skip Smith, Mike McReynolds, and the BOD for their feedback and support.

I intend to remain on the Committee to complete any outstanding issues, not to exceed one month.

Sincerely,

Vivian Mills

**Legend for Motions**

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

## **UNFINISHED BUSINESS**

The Reader Board at the entrance to Bayshore was discussed. President Blecher announced that the Reader Board is off the agenda for now. It will be left as-is until more input is received. Comments have indicated that people do use it.

## **NEW BUSINESS**

### **Night watchman**

This item was brought up in response to suggestions from a member following recent break ins. If the Board thinks it is a good idea, it will be sent to the Safety Committee for further review and discussion. A discussion followed. Member suggestions included: electronic, coded entry gates at access points; lock boxes for outdoor keys; the "Ring" system for \$99, easy install, no monthly fees; get to know your neighbors; have Newport PD come out to assess your home security for free; home security systems are getting easier and cheaper; home security is the responsibility of the home owner. It was the consensus of the Board that a night watchman is not warranted.

## **MEMBER COMMENTS**

Member Rebecca Hayden addressed those present regarding the following:

- Picnic areas – who maintains the parks, picnic table and BBQ? They shouldn't be for public access. Suggested forms/fees for use. Was questioned as to who would monitor their usage.
- Color palette – disagrees with recent color approvals. Was informed that there have been some instances where members have repainted their houses without prior approval. Ms. Hayden suggested stricter enforcement of the rules with increase in fines.
- Vacation Rental Dwellings (VRD) – what is the ratio here in Bayshore? Was informed that it appears to be 10%-15% of VRDs in Bayshore. Ms. Hayden suggested setting limits to the number of VRDs allowed. Was informed that this would require a change in the C&Rs. Comments regarding VRDs included: VRDs cause loss of community, renters are rude and argumentative, lack of respect for other homeowners' properties, do not follow pool rules. Recommended a brochure for renters and was informed that Bayshore has already supplied VRD owners and rental agencies with rules and regulations. President Blecher agreed to investigate possible limitations of VRD ownership and how to implement them here in Bayshore. He will report back at the next Board meeting.
- Requested member access for pool rentals or members only use. President Blecher suggested that recommendations for suggested pool access be sent to the Social Committee for future recommendations to the Board.

Member Elaine Ferguson then addressed the Board with "something positive." She extended her compliments to whomever did the plantings around the Clubhouse. She was informed that the plantings were the work of pool attendant Jenny Lamb. Ms. Ferguson stated that Jenny is a real asset to Bayshore. She then thanked President Blecher for all the volunteer time he put in on installing the sprinkler system at the Clubhouse, as well as the yard maintenance.

### **Legend for Motions**

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

**EXECUTIVE SESSION**

The Board adjourned to Executive Session at 2:05 PM.

The Board reconvened at 2:16 PM.

The meeting was adjourned at 2:17 PM.

Minutes prepared by Kathi Loughman

DRAFT

**Legend for Motions**

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