

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

Saturday, October 19, 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 |
| Phillip Arnold, Director | Division 5 |
| James Davis, Director | Division 5 |

Absent:

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| Bill Nightingale, Director | Division 7 |
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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 September 2019 meeting. There were none and the minutes were accepted as submitted.

REPORTS

Financials

The financial reports for September 2019 were accepted as submitted. President Blecher pointed out that \$26,000 that was reported as pre-paid expenses is for the pool repair.

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

No report this month.

Long Range Reserve & Physical Assets

No report this month.

Legend for Motions

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| W -Withdrawn | A -Amended |

Facilities

2019 END-OF-SEASON POOL REPORT

POOL USAGE:

The 2019 pool season opening date was Wednesday, May 22nd, and the originally planned closing date was Sunday, September 15th. Based on a decision by the Board of Directors at their September 2019, board meeting the season was extended with a new closing date of Sunday, September 29th.

The total number of members visits to the pool this season was 4,772 which represents an increase of 15% in the member usage of the pool compared to the 2018 pool season.

During this year's season, the revenue from guest usage of the pool increased 19% from the revenue during the 2018 pool season.

During the extended portion of the 2019 pool season (September 16th thru September 29th), total usage of the pool by guests was zero. During the same period, the total number of members using the pool was 184 members. Note should be taken that this includes the usage of the pool by the "Aquasizers" who use the pool from 9:00 AM until 10:00 AM on weekdays. When not considering the use of the pool by this group, an average of 4 members used the pool per day during the last two weeks of the 2019 pool season.

RECOMMENDATION FOR 2020 POOL SEASON:

Due to the extremely low usage of the pool during the last two weeks of the 2019 pool season, I am recommending that either 1.) the pool be closed on the second Sunday following Labor Day during the 2020 season, or 2.) that pool hours be reduced to 9:00 AM until 2:00 PM during an extension of the season until the last Sunday in September if the board decides to continue with an extended season during the 2020 pool season.

DENIAL OF POOL PRIVILEGES:

During the 2019 pool season, one family of long-term renters was denied further clubhouse privileges due to continual lack of conforming to pool rules and one family of long-term renters was denied further clubhouse privileges due to behavioral issues by the head of the family.

LINCOLN COUNTY POOL INSPECTION:

The pool, locker rooms, signage, and filter room received high grades (no negative remarks received in any category) and the official report by the Lincoln County Health Department included a comment by the inspector that the Bayshore pool is "...a very well-maintained facility."

MAINTENANCE ISSUES:

During the 2019 pool season, the flow gauges for the pool filter system were replaced due to faulty gauges and leak problems. The chlorinator plumbing was partially replaced due to breakdowns and leakage problems. The pool heater air flow valve was replaced due to breakage. All of the above repairs were done internally.

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POOL ATTENDANT ISSUES:

During the 2019 pool season, there were no significant pool attendant problems. As of this time, the current roster of pool attendants will be returning for the 2020 pool season.

OTHER OCTOBER BOARD REPORT ITEMS

ONGOING/NEW PROJECTS:

- **Pool Repair and Painting:** The repair and repainting of the pool surfaces was originally scheduled to begin during the first week in October. The delay in the contractor's receipt of supplies has postponed the start of the project until the last week in October and is anticipated to be completed by November 12th at the latest.
- **Hard-wiring of security cameras:** The hardwiring of 6 security cameras will be completed during the winter season. This will allow the cameras to record activity on a continuous basis as opposed to a motion-detected-only basis as is currently the case.
- **Concrete Bids:** Two concrete bids will be received by the end of the October for the installation of a new surface on the basketball court as well as two picnic table slabs outside of and adjacent to the west fence of the tennis court. These bids will be submitted to the board for approval at the November meeting.
- **Remodeling Bids:** At least one bid (possibly two) will be received for varying possibilities of remodeling the bathrooms in the ballroom area of the clubhouse and will be submitted to the board for approval at the November meeting.
- **Clubhouse siding repairs:** Many of the cedar shingles on the outside of both clubhouse buildings are either missing or in need of repair. This project will be completed during the winter season. This work will be done in-house.
- **Attic ventilation system:** The attic ventilation for the ballroom restrooms needs to be re-routed and repaired. This project will be completed during the winter season. This work will be done in-house.
- **Painting of men's locker room (pool):** The men's locker room will be painted during the winter season. The women's locker room was painted during the 2017 winter season. This work will be done in-house.

I will be on vacation from November 18th thru November 27th. I picked this specific departure date so that I will be available for the November 16th meeting of the board of directors.

It was also reported that the pool project will be starting next week and is expected to last 12 to 14 days.

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Safety Committee (Chair, Melissa Chown; Judith McNeil; Mike McReynolds)

No report this month

Social Committee (Chair, Rose Bradshaw; Paula Brubaker; Jim Davis; Kerry Terrel)

Committee Chair Rose Bradshaw reported to the Board that the Social Committee events are going well, however, it appears that too many guests are attending. Some members have brought 6, 7 and 8 guests to the events. Other members feel that the number of guests should be limited. The Committee had requested feed back from members and received 57 responses. 33% were in favor of members only events, 67% were in favor of limiting the number of guests, possibly to 2 per household. Other members feel that a members only policy would be too restrictive and would keep people from attending, some members suggested limiting guests and having the guests pay a fee. Discussion followed. Should children be allowed at the events? Members have voiced concerns about children attending due to some of the events having alcohol. Some members prefer not to have children at the events. The annual Meet and Greet, held in July, will be open to members with their children, but other events may restrict children from attending.

President Blecher stated that since they are Social Committee events, and the Committee is hosting the events, that the Committee can set the rules for attendance. He also recommended staying away from charging a fee.

More discussion followed. The Committee stressed that they are listening to members and trying to come to an equitable decision, but realize they are not going to make everyone happy.

President Blecher stated that while it is up to the Social Committee to make the decision regarding the number of guests attending the events, if they feel it necessary to charge a fee for guests, they may need to set a policy covering the issue. The Social Committee will provide an outline and send it to the Policies and Procedures Committee for review.

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

President Blecher prefaced the written report stating that although there appeared to be a lot of negativity in the report, it was alluding to things that had occurred in the past regarding transparency. The report was worded in a way that may have sounded as if these past events were recent, but actually occurred several years ago. President Blecher stated that there is much more transparency now than in the past.

Does Bayshore Need A Newsletter?

Bob Mowrer

My response is YES!!!. As publisher of the Breeze for over 15 years I have observed how the Bayshore Board of Directors/President used the Breeze.

Some Boards/presidents used the Breeze to inform members of planned improvements/upkeep and changes in Bayshore. The Breeze reports were delivered to members and were easier for members to read than BOD minutes. Providing members information on Board’s motions prior to vote and after the presentation of the facts is good for Bayshore.

Examples of Breeze informing members of issues that were costly and/or affected members:

When the canal was an issue, the Board appointed a director to research and propose a solution. This director prepared a report that proposed multiple solutions with wide ranging costs. The report was available in the Breeze. The BOD selected a solution that offered a fix to the problem at the lowest cost.

Legend for Motions

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Recently, the Safety Committee prepared a report concerning the lighting of streets in Bayshore at the request of the BOD. The report was available in the Breeze so members could respond to the changes at the next meeting. Some members were disappointed in the changes, but everyone had the opportunity to be informed and provide feedback.

Some Boards/presidents insured nothing was made available to the Breeze that would alert members to what activities/decisions the Directors/President were making.

A president “vetoed” a decision of the Planning Committee regarding granting a building permit. I used a direct quote from the minutes that highlighted her veto of the Planning Committee’s decision in the Breeze. She refused to allow the Breeze to be mailed unless the quote was removed. It was not removed and the Breeze was not sent.

The Planning Committee refused to authorize a height variance that would block a neighbors’ view. The Directors supported a friendly contractor and allowed the construction that illegally obstructed the neighbors view. The owner of the home with the obstructed view brought a suit asking for a six digit award for the loss of view. Bayshore lost the suit and was ordered to compensate the home owner. Insurance paid the homeowner, but the Directors were guilty of a improper decision and a cover-up of the lawsuit. The minutes during this time did not clearly report the sequence of events that ended with a judgment to pay the homeowner brought action against the Board.

Two members elected to the Board wanted to update Bayshore’s tennis court. A year end compromise was reached that set aside money for the tennis court but did not authorize spending without Board approval. One of the two was elected president by a majority of first year directors. Several directors resigned or did not stand for reelection resulting in a BOD with very little experience. Prior to the first BOD meeting, the President signed a contract to update the tennis court failing to have the BOD approve moving the funds out of the reserve into an account that could be used to pay for the work. The contract was signed without approval from the new board. A retired director called an emergency meeting of directors and knowledgeable Bayshore members to prevent use of funds not authorized by a BOD nor approved by the BOD. No formal minutes were kept of this informal meeting. By the next Breeze, work was well under way. I could not report this illegal episode in the Breeze as there was nothing in writing from a BOD meeting nor the president to report.

The su

Many times I did not publish discussions or actions of the Board as the minutes were too sparse or incomplete. More than one president made sure the minutes did not reflect what was said or done to prevent upsetting members who might read the minutes. The Breeze can not report what was not recorded.

I hope the directors will discuss the role of the Breeze and find a way for a monthly newsletter to continue.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

Legend for Motions

| | |
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MEMBER COMMENTS

There were no member comments.

President Blecher addressed the Board regarding a request for reimbursement. Facilities Manager Bob Tunison had planned his vacation around the pool project and had purchased airline tickets based on dates given Bayshore by the contractor. The contractor then had to change the dates due to supply issues, resulting in changes to vacation and travel plans. The change in airline dates resulted in an unexpected \$316.00 expense.

MSP

President Blecher moved, and it was seconded, to reimburse Facilities Manager Bob Tunison \$316.00 in additional airline fees, the money to come from the Contingency Fund.

Motion passed unanimously.

President Blecher then announced that due to personal reasons, he will be resigning from the Board of Directors at the end of this calendar year. His last Board meeting will be November 16, 2019. He stated that he will be willing to assist after his resignation for as long as he is available. Vice President Mike McReynolds will serve as President until the May elections. Kathi Loughman was asked to verify that there are two other Bayshore Directors who are signatories on our accounts. When asked by a member if his resignation would mean that there would be no representation for Division 4, President Blecher stated that he always felt that he was representing all of Bayshore, not just his Division within Bayshore. Director Bradshaw reminded those present that the Board could also appoint an interim Director from Division 4 to serve until the May elections.

The meeting was adjourned at 1:31 PM.

Minutes prepared by Kathi Loughman

Legend for Motions

| | |
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