

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

**Saturday, November 16, 2019**

**1:00 PM Clubhouse**

**In attendance:**

Mel Blecher, President	Division 4
Hollis Ferguson, Director	Division 1
Terry Pina, Director	Division 2
Michael Bradshaw, Director	Division 3
Phillip Arnold, Director	Division 5
Bill Nightingale, Director	Division 7

**Absent:**

Mike McReynolds, Vice President	Division 6
Mark Cook, Corp. Sec.	Division 1
James Davis, 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 October 2019 meeting. There were none and the minutes were accepted as submitted.

**REPORTS  
FINANCIALS**

The financial reports for October 2019 were accepted as submitted.

**Collection Agency**

President Blecher discussed a letter received from the collection agency which was offering Bayshore a new contract. He feels that the agency has not been very responsive to date. Bayshore has had a "pay as you go" agreement up to now. Bayshore paid \$300 for the agency's efforts if they were unable to collect on a debt turned over to them for collection. A copy of the proposed new contract was given to Directors for their review. President Blecher recommends not signing. It changes the fee structure so that Bayshore will pay more. A copy of the prior contract will be sent to Kathi Loughman for distribution to the Board for further review. No action was taken at this time.

It was reported that six amended liens and four liens had been filed for unpaid accounts in November.

**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 -Withdrawn	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

**PLANNING COMMITTEE** (Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair; Robin Adcock; Phillip Arnold; Tim Brubaker)  
No written report this month.

**Height complaint**

The Board reviewed and discussed the documentation and correspondence relating to a height complaint submitted by member Richard Meloy. There was some discussion as to the definition of “average original grade.” After the discussion the Board decided that the average original grade for the subject property came from a licensed surveyor and the structure was built to a height of no more than 15 feet above that average original grade, there was nothing that the Planning Committee could have or should have done.

**LONG RANGE RESERVE AND PHYSICAL ASSETS** (Chair, Michael Bradshaw; Mel Blecher, Board Liaison; Jim Davis; Bob Tunison)  
No report this month.

**Request for member information for website**

A request had been made to provide member contact information for the website. The list would be for website data base security purposes. President Blecher recommended not supplying the member contact information. Many members have requested that their information be kept private and their requests should be followed. Director Nightingale suggested an article in the Breeze regarding the request and requesting permission to provide the information. President Blecher suggested the possibility of the request being sent to all members along with the annual packet sent out in April. Discussion followed. It was decided that the information not be provided at this time. The decision was postponed to later meetings and discussions.

**FACILITIES**

**POOL REPAIR/PAINTING PROJECT:**

The painting and repair of our swimming pool has been completed as approved by the Board of Directors during the October 2019 Board of Directors meeting. I am exceptionally pleased with the quality of the work that has been completed by our contractor. I will be submitting an estimate from the same contractor to the Board of Directors at the January 2020 meeting to install an automated chemical control system for the pool. It needs to be completed during the month of April 2020. I will be balancing chemicals in the pool, especially the calcium level, which will be maintained during all succeeding pool seasons as well as during the off-seasons. Maintenance of the calcium level in the pool has not been done in the past, either during the pool season or the off-season and is critical in order to maintain the finish on the pool surface. By maintaining the calcium level alone, I expect that the current finish will hold up and not need additional resurfacing, repair, or painting for a minimum of 8 to 10 years. This compares to a life expectancy following the work just completed of only two to three years without balancing the chemicals on a year-round basis.

**STAIR ACCESS TO CLUBHOUSE BALCONIES/RAILING/DECK:**

The resurfacing and application of new non-skid materials on both staircases to the clubhouse upper balconies has been started and, weather providing, will be completed prior to the end of the year. If weather does not permit the completion prior to the end of the year, the work will

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be completed prior to the opening of the pool for the 2020 season. Similarly, repairs will be made to various areas on the railing as well as deck surfaces. This work will be done in-house.

**SIDING REPAIRS/GUTTERS:**

There are many areas where existing siding of cedar shingles needs to be replaced on both the main building and garage/pool filter building. In addition, some of the gutters on both buildings need to be repaired and cleaned out as well as the downspouts. This work will be done over the course of the winter and early spring and will be done in-house.

**RE-MODELING OF UPSTAIRS RESTROOM AND LOCKER ROOMS:**

Two contractors have completed visual inspection of the upstairs Clubhouse restrooms and we are waiting for submission of their formal bids. Their bids will reflect partial and complete remodeling estimates, and separate remodeling estimates will be submitted for each of the restrooms (separate estimates for the men's and women's restroom). The major goals of remodeling for each restroom is to ensure compliance with both handicapped access and fixtures regulations to update structural components of the restrooms (e.g. the replacement of current plywood stall enclosures with standard prefabricated panels), and to address cosmetic upgrades (e.g. painting, counters, etc.). Included with these estimates will be the replacement of the men's and women's locker room stalls enclosures on the first floor as described above.

**OTHER UPCOMING PROJECTS:**

- Hardwiring of security cameras

Requests for bids on the resurfacing of the basketball court and addition of two new picnic table slabs outside of the east tennis court fence at Mackey Park.

**Quilters use of Clubhouse**

The quilters use of the Clubhouse on Fridays was discussed. President Blecher reported that Bayshore's requirement of four guests per member for group usage is often a problem for the quilters. He sees their use of the clubhouse as a community service, since they often donate quilts to various charities. He recommends an exemption of the four guest per member requirement for 2020 and revisit the issue again next year. Discussion followed, in which it was suggested that the Social Committee should have precedence for use of the Clubhouse on Fridays. President Blecher agreed that if there was a Social Committee event scheduled that required the use of the Clubhouse on a Friday, that they would have precedence. Any scheduled Social Committee event that occurs on a Saturday, would require Social Committee use of the Clubhouse on a Friday. More discussion followed where it was recommended that the Social Committee make sure to inform the quilters when the Social Committee would require the Clubhouse.

**MSP**

President Blecher moved, and it was seconded, that the quilters be exempted from the four guests per member requirement for 2020, with the exception that they will not have use of the Clubhouse on Fridays before scheduled Social Committee events. Motion passed unanimously.

**SAFETY COMMITTEE** (Chair, Melissa Chown; Judith McNeil; Mike McReynolds)

No report this month.

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**SOCIAL COMMITTEE** (Chair, Rose Bradshaw; Paula Brubaker; Jim Davis; Kerry Terrel)

Resignation of Committee Member

The Social Committee regretfully announces the resignation of member, Paula Brubaker, effective January 1, 2020. Paula has tirelessly given her time and devotion for two years. We are sad to see Paula go but are grateful for the time and effort she gave to the Committee and to the Bayshore Community. The Social Committee wishes Paula well in all her future endeavors.

Halloween Bash

The Halloween Bash was held on Saturday, October 26, 2019. The four hour event included commemorative photos and a potluck dinner. With over 60 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. Photos of the event will also be included in the November edition of the Breeze.

Next Event

The next event, the Holiday Celebration will be held on Saturday, December 14th from 4pm to 8:30pm. 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 4:00pm 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 5:00pm-6:30pm. 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 \$15.

**COMMUNICATIONS COMMITTEE** (Bob Mowrer, Chair; Lee Davis; Margaret Partlow)

From Bob Mowrer

Communications Committee Chair

Due to several issues, I am ending my tenure as Breeze editor early. Health, time, and other activities are taking more time than I have. The November Breeze will be my last.

Bob

11/05/2019

Communications Committee Report November

The November Breeze will be our last. I am having trouble finding time to produce the Breeze I want. Health issues have compounded my frustration and I need to allow others to inform Bayshore members. I hope the timing will encourage directors to consider how Bayshore, the Board, and committees communicate with members so they will be provided information on the BOD, Bayshore committees, and more.

Health issues, family first, software issues, and finding time to produce the Breeze I want to share with members told me it is time retire after 15 years publishing the Breeze.

I encourage the directors to use the next five months to discuss how members should be informed, what they should be informed on, and most critical how to inform members.

I have discovered there are electronic apps for sharing information available for iPhones and iPads (or other devices). Software is available that can produce an attractive and informative document for members without the expensive software that I have been using. I also recall an oral presentation concerning the hosting of Bayshore’s web page came with some software tools that may provide an easy way to inform members.

I am fortunate to have worked with so many good members, committee chairs, and directors. I learned a lot about how and why good boards work so well for the members. Also, the reverse when a board does not work for the members.

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Thank you to all the people who contributed to the Breeze and helped inform members.

President Blecher thanked Bob Mowrer for his many years of publishing the Breeze. He also pointed out that while Bob will no longer be the publisher, new member Leslie O'Donnell is taking over. Bayshore will still have a Breeze.

## **UNFINISHED BUSINESS**

### **Additional Signatories for accounts**

President Blecher suggested additional signatories for the Bayshore accounts. At present, he, Michael Bradshaw, and Kathi Loughman are signatories. He will be resigning as of 12/31/2019 and recommended additional Directors be designated as signers on the accounts. After a brief discussion, the following will be signatories: Michael Bradshaw, Hollis Ferguson, Phillip Arnold, and Kathi Loughman. Kathi Loughman will contact the bank and provide them with the necessary information. She will then notify the Directors when they should go to the bank to complete the procedure.

### **Board to select new President**

Vice President Mike McReynolds, who was slated to take over as President from 1/01/2020 until the May election, has informed the Board that he will not be able to do so due to health reasons. Therefore, the Board needs to select a President to preside through the May 2020 election. Director Bradshaw nominated Director Ferguson, with Director Pina seconding the nomination. The remainder of the Board agreed, and Director Ferguson accepted the position. He will take over as President of the Board on January 1, 2020.

## **NEW BUSINESS**

There was no new business.

## **MEMBER COMMENTS**

There were no member comments.

## **EXECUTIVE SESSION**

The Board adjourned to Executive Session at 1:45 PM to discuss employee performance appraisals, employee holiday bonuses, employee 2020 wages.

The Board reconvened at 1:55 PM and announced that the Board would be purchasing a parting gift for Bob Mowrer in recognition of his years of volunteer service to Bayshore. He will be given a gift certificate in the amount of \$100.00 from Ona Restaurant.

Employee holiday bonuses: Kathi Loughman will receive a \$300.00 holiday bonus, and Bob Tunison will receive a \$500.00 holiday bonus. Kathi thanked the Board for their generosity.

Employee 2020 wages: Beginning 1/01/2020, Kathi Loughman's wages will increase \$0.75/hour, to \$16.50/hour. Bob Tunison's wages will increase \$1.00/hour, to \$15.00/hour.

The meeting was adjourned at 1:31 PM.

Minutes prepared by Kathi Loughman

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