

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

Saturday, February 15, 2020

1:00 PM Clubhouse

In attendance:

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

Absent:

Mark Cook, Corp. Sec.	Division 1
James Davis, Director	Division 5
Mark Mugnai, Director	Division 6

Board President, Hollis Ferguson, called the meeting to order at 1:00.

APPROVAL OF MINUTES

President Ferguson asked if there were any changes that needed to be made to the minutes of the January 2020 meeting. Amendments were suggested and the minutes were accepted as amended.

**REPORTS
FINANCIALS**

The financial reports for January 2020 were accepted as submitted.
President Ferguson would like to discuss employee benefits.

MSP

Director Terrel moved, and it was seconded, to approve the use of contingency funds to pay for the chlorine system, surge protectors, and new range.
Motion passed unanimously.

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

Committee Co-chair Mary Lou Morris announced that the Committee has been working on changes to the violations and fine system. They will have something ready for the March meeting.

Legend for Motions

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W -Withdrawn	A -Amended

LONG RANGE RESERVE AND PHYSICAL ASSETS (Chair, Michael Bradshaw; Jim Davis; Bob Tunison)

Committee chair Michael Bradshaw informed the Board that the committee will be reviewing budget for the next 10 years, and will be more accurate in what needs to be done. He stressed the need for more committee members. Their next meeting will be on Wednesday, 2/19/2020.

FACILITIES

Facilities Manager Bob Tunison presented.

CLUBHOUSE SURGE PROTECTORS:

Inline surge protectors have been installed at the breaker box for the entire clubhouse building as well as one being installed at the breaker box for the swimming pool filter pumps. This will protect all electrical components in the clubhouse from being damaged by electrical surges as recently experienced and which resulted in over \$2,300.00 in damages. The cost approved by the Board at the January, 2020, meeting was \$1,000.00. The purchase and installation of these surge protectors was completed for \$600.00.

REVISED COST ESTIMATE FOR POOL WATER CHEMISTRY CONTROLLER/NEW SAND FILTER PROPOSAL:

• **New Sand Filters Proposal:**

(Please Refer to 2-page attachment “Water Chemistry Proposal”)

We currently operate two pool filters and the medium used to “filter” the pool water is over 600-pounds of sand in each filter. This is a very specific type of sand and is very costly when it needs to be replaced which is every three years. To my knowledge, the sand in our filters has not been replaced since their initial installation over 11-years ago. The use of sand as the filter medium necessitates the frequent “backwashing” of the filters during the pool season in order to clean the sand of impurities. When doing so, large amounts of water are flushed out of the pool into a holding tank located beneath the floor of the filter room which, in turn, leeches the water out to the ground surrounding the tank. Unfortunately and each time the filters are backwashed, sand as well as water is lost during this process. The result is that the underground holding tank has accumulated a significant amount of sand resulting in the flooding of the filter room as well as the overflow of the tank vents in the pool and pool patio areas. In addition, this backwashing of the filters requires refilling of lost water (approximately 4,000 gallons) during each process as well as the need to replenish and heat the replenished water before returning it to the pool.

I am recommending that instead of removing the sand in each filter and replacing it with new sand, that we invest in converting the sand medium with “cartridge-type” filters. This type of cartridge is far more efficient from the standing of reducing backwashing of the filters completely, saves a significant amount of water from continuous backwashing throughout the pool season, eliminates the recurring cost of replacing the sand every three years, and cartridge filters result in a considerably more effective elimination of

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contaminants in the pool water. A brief glance at the attached proposal clearly shows the relatively insignificant increase in the cost of replacing the current sand with cartridges when considering the otherwise frequent (every 3-years) need to repeat the sand removal and replacement process.

The cost of removing the current sand in both filters and the reconfiguring of and installing cartridge filters is quoted at between \$4,400.00 and \$4,800.00.

- **Revised Water Chemistry Controller Quote:**

During the January, 2020, board meeting, the board approved the purchase and installation of a new Water Chemistry Controller system with a proposed cost limit of \$4,000.00. Upon further review, the system contemplated in this quote would be sufficient to service a pool of up to 70,000 gallons. Our pool holds 69,730 gallons and the workload imposed on the previously recommended system would tax the components of that system since it would be working at near its maximum, serviceable limit. Therefore, I am recommending that the board approve and upgrade of the previously recommended system that is rated to service pools containing between 50,000 and 125,000 gallons. This would ensure the longevity of the system as compared to the workload place on the previously recommended system.

The increased quote received for the new system is \$5,300.00 ... an increase of \$1,300.00 over the previously approved and board-accepted maximum cost for completion of this project.

- **Note on projected major pool expenditures:**

While I am fully aware of the total cost of recent improvements in our pool's system, I can assure the Board that my recommendations have all been made with a well-founded knowledge of both the cost effectiveness and health related improvement of these improvements. By way of projection, I cannot foresee any major future expenditures for continued operation of the pool during the next 8-10 years. Our pool heater and filters are relatively new, the pumps are in very good condition, and this future estimate is based on the next need for the re-surfacing and re-painting of the pool. Aside from unexpected failure of major components, the only costs that can be projected for the next 8-10 years would be the cost of any future leaks in underground pipes which, as stated during previous meetings, would be caused by the previous chlorination process of the pool's water.

RESULTS OF ANNUAL BUILDING INSPECTION:

The annual inspection of the building from a plumbing, heating, electrical, structural, and finish work has been completed. During my inspection in these areas, I have determined that the following work will be needed during 2020 in an ongoing effort to

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maintain the building and, in doing so, prevent more expensive future repair/replacement costs:

- **Plumbing**

An inspection of the plumbing throughout the clubhouse has revealed a need to plan on replacing the “pre-heater” in the men’s locker room due to rust and normal wear and tear. The replacement of this unit will be between @\$250.00 and \$350.00 and all installation labor will be supplied internally.

- **Heating**

The exposed boiler pipes supplying hot water to the clubhouse located in both the filter boiler room and storage closet on the second level of the clubhouse need to be insulated. The cost of the materials is approximately \$125.00 and the installation labor will be supplied internally.

- **Electrical**

All repairs resulting from damages to the electrical system from the power surge in December of last year have been completed. Many of these repairs included bringing wiring of electrical outlets up to code by eliminating aluminum wiring and replacing it with copper wiring. The only remaining electrical tasks left to be completed is the hard-wiring of the security cameras to enable 24/7 recording of the clubhouse 365-days per year. The labor for this work will be supplied internally.

- **Structural**

Inspection of the gutter and down spots around the clubhouse and filter room/garage perimeters revealed that repairs need to be made in securing the same as well as the cleaning of these components. This work will be done this Spring and Summer and the labor will be supplied internally.

The cover for the apartment manger’s separate septic tank needs to be rebuilt and installed. The labor for this work and installation will be supplied internally.

The venting system for the restrooms in the ballroom area needs to be re-routed and secured within the clubhouse attic area. The construction of and installation for this work will be done internally.

- **Finish work**

Many of the cedar shingles on both the clubhouse and filter room/garage buildings need to be re-secured and/or replaced. This is being done on an ongoing basis. The cost of materials is approximately \$250.00 and the labor is being supplied internally.

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PROPOSAL FOR THE 2020 POOL SEASON:

I plan on having a proposal for dates and changes in our policies submitted to the board for consideration at the March meeting of the Board of Directors.

Jim Caudle Pools
13710 NE Fremont Ct.
Portland, Or. 97230
503-317-0817

To- Bob Tunison
Bayshore Beach Club
Waldport, Or.

Date- 2/5/20

Proposal

Pentair Commercial IntelliChem Water Chemistry Controller

The Commercial IntelliChem Water Chemistry Controller includes the controller, flow cell, ScreenLogic wireless transceiver, and two Stenner commercial pump mounted on a 2x2 foot backboard. ORP and PH Sensors.

Features

- A) Programmable chemical feed cycle with on and off times for precise water balance.
- B) Flow sensor ensures chemicals won't feed without system flow, protecting against false readings and equipment damage.
- C) Prevents excess chemical addition within a 24-hour period.
- D) Minimizes chemical costs by eliminating waste and manual handling.
- E) Auto setup/Configuration wizard start-up quick and easy.

Price- \$5,000.00

**To install, program and full explanation of how to work and use:

Charge- \$300.00

Cont

Legend for Motions

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Filters

Change sand in each Sand Filter.
Price includes sand: \$1,600.00 each

New Pentair Cartridge Filters- Pentair 520

Never back wash again

- A) The 520 Cartridge Filter is sized at 520 square feet with a flow rate of 150 GPM and features 2 inch plumbing and a four-cartridge design that is designed to trap more dirt and extends time between cleanings.
- B) The special filter elements strip tiny particles from your pool water, up to 20 microns. Plus, cleaning the filters is as easy as hosing them off.

The Sand Filters filter down to about 60 microns.

Pentair 520 filter price- \$2,200.00 each

- Price to install would include removing old sand filter- \$200.00 each

*Trip charge- \$175.00

This will take two days to complete all of this work

Thank you

**Proposal is good for 45 days from day of date*

P-Passed **F**-Failed
W-Withdrawn **A**-Amended

A discussion followed the report.

MSP

Director Bradshaw moved, and it was seconded, to approve the total amount of \$5,500.00 from the Contingency Fund to pay for the pool water chemistry controller.
Motion passed unanimously.

MSP

Director Nightingale moved, and it was seconded, to approve \$4,800 from the Contingency Fund to pay for the removal of the current sand in both filters and the reconfiguring of and installing cartridge filters.
Motion passed unanimously.

SAFETY COMMITTEE (Chair, Melissa Chown; Judith McNeil)

No report this month.

SOCIAL COMMITTEE (Chair, Rose Bradshaw; Jim Davis; Kerry Terrel; Kathy Connors)

Committee member Kerry Terrel presented.

Game Day Party

The second annual Game Day Party was held on Sunday, February 2nd. Forty members and guests put their taste buds to the test. Five members unveiled their culinary skills in the Chili Cook Off. Both 1st and 2nd place winners received chili champ aprons. All chili entries were great, so it was a closely contested victory for our winners. Game Day Squares was a hit with 2 winners splitting \$160. Pictures of the event can be found on Bayshore Beat and in the February Breeze.

It's All About the GREEN

The St. Patrick's Day party will take place on March 14th from 5-8pm. Beverages, corned beef and cabbage will be provided by the Committee. We will be needing assistance from members with the cooking. Members will be asked to provide sides to complete the feast. Games will follow with fun prizes for the winners even for the member wearing the most GREEN.

FUN for the Kiddos

The Committee has decided not to go with a Kiddie Committee. Instead, we would like to offer activities specifically geared towards families with children, but will need a response from members with children to determine if there is enough interest in doing this. We feel this would provide a balance after responses from members.

The four possible activities would be an Easter Egg Hunt in April, an Ice Cream Social during the summer time, a Halloween and a Christmas activity. The dates for these events will be determined by the Social Committee. These activities will be run by the parents of participating children (including setup, activity, and cleanup). The Social Committee will be providing the items. All activities would require parental supervision. No exceptions to the following: Bayshore children or family only – RSVP rules apply to these activities – must RSVP through email/text/call. This is a work in progress.

2020 Event Rules

Because all of our events have experienced increased member attendance, available seating space has become an issue. Therefore, with membership responses, we are creating guidelines for attendance. The following guidelines are effective from this point forward:

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1. All members must RSVP by the date for the event (Tuesday before big events, Thursday for other events).
2. All members must bring membership card to check-in. This is a rule that has always been in place for the rec room and pool area and we are maintaining consistency for the clubhouse.
3. All events are for members over age 21. Members are allowed to bring adult family members as long as they are included in the RSVP (no more than 2 per household). Single members may bring a +1. The annual meet and greet will be the only family event.

New Exercise Program

We are excited to announce another opportunity to “move it and lose it” with the neighbors. Body Groove will be held every Tuesday and Thursday from 5-6pm commencing February 25th. Each workout (DVD) is about 30 minutes long with easy dance moves that work the whole body. No matter what the fitness level is or what limitations one might have, the member does what feels right. More information on bodygroove.com.

There followed a discussion regarding background checks for people involved with children. Director Terrel suggested background checks for all employees.

COMMUNICATIONS COMMITTEE (Leslie O'Donnell, Chair)

No report submitted.

BUDGET COMMITTEE (Chair, Mary Lou Morris; Norman Fernandes; Kathi Loughman; Jerry Musial; Bob Tunison; Michael Bradshaw)

Committee Chair Mary Lou Morris announced committee budget requests are due by March 1st, and the first Budget Committee meeting will be in March.

UNFINISHED BUSINESS

There was no unfinished business

NEW BUSINESS

There was no new business.

MEMBER COMMENTS

Member and Planning Committee member Norman Fernandes addressed the Board regarding remarks made at the January meeting suggesting that the Planning Committee was not doing their job in a disagreement between neighbors. He pointed out that the Committee does not get involved in disputes amongst neighbors.

There was discussion regarding the formation of the Nominating Committee for this year's Board of Directors elections. Suggestions for members included Elaine Ferguson, with Director Mark Mugnai as the Director on the Committee. The Committee consists of one member of the Board of Directors and two members at large in good standing. Notices will most likely be posted in the Breeze and on the website. Candidate packets will be available in the office for interested members.

The meeting was adjourned at 2:17 PM.

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