

BAYSHORE BEACH CLUB, INC.

SPECIAL BOARD OF DIRECTORS MEETING

Wednesday July 26, 2023

In Attendance

Kenn Apel, Vice President	Division 1
Kate Guptill, Director	Division 1
Roger Smith, Director	Division 3
Josh Hanselman, Director	Division 4
Carolyn Gardner, Corp. Secretary/Treasurer	Division 5
Storr Nelson, Director	Division 5
Michael Vest, President	Division 7

President Vest welcomed everyone to the hybrid clubhouse and zoom meeting, and Corporate Secretary Gardner determined a quorum was present. The Board of Directors' Meeting was called to order by President Vest at 6:00 pm.

This Special Meeting was held by the Board of Directors to hear from representatives of Sunshine Behavioral Health regarding their interest in purchasing the Alsi Resort. Sunshine Behavioral Health representatives Jeremy Woods, Director of Development, and Brandon Turner, Chief Financial Officer provided an overview of their plans for using the Alsi Resort as a 70-75 bed luxury drug & alcohol rehabilitation facility.

President Vest opened with some comments:

- Bayshore does not discriminate against purchasers. Anyone purchasing property within Bayshore becomes a member.
- Bayshore's C&Rs and Guidelines for Determination do state that all commercial uses must have prior written approval by the Planning Committee. President Vest walked through the requirements to all in attendance.
- Due to the unique nature of this proposal, the Planning Committee deferred decisions regarding this to the Board of Directors.

Discussion took place, and Sunshine shared several benefits they believed Bayshore would receive below:

- Sunshine will have their own medical department and chefs;
- Sunshine will hire 40 -50 new employees from frontline to executive;
- Sunshine will insist their staff give back to Bayshore (volunteer in the community, such as at a food bank)
- Sunshine will help locals;
- Sunshine will offer Bayshore a scholarship for 1 bed;
- The rehabilitation facility will be under video surveillance and security guard 24/7; and
- Sunshine will not accept Medicaid or Medicare, only private insurance and cash.

Board of Directors then addressed Sunshine with a few questions/comments below:

- Would property value decrease if a drug rehab moved into the HOA? A couple articles stating there is a decrease in property value;

- Sunshine will not be a closed facility nor fenced;
- Sunshine has no experience operating a large facility like this next to homes (200 feet);
- There is a shortage of housing, where would Sunshine interns live?
- Sunshine will have trucks deliver their materials, food, etc. and some truck deliveries will be at 3-4:00 am every 4 days.
- How much money will go to aesthetics and landscaping?

Members then addressed Sunshine with a few questions/comments below:

- If a Sunshine client had to take an ambulance to the Newport Hospital, would the hospital be big enough for both members and Sunshine clients? The hospital only has 25 beds.
- If a tsunami hits, there are only two roads that go out of Bayshore.
- Sunshine clients could possibly be going there under coercion, to avoid trials; does Bayshore want that type of neighbor?
- Sunshine should consider supplying housing for their staff;
- The facility will add extra people in neighborhoods and longer waits at pharmacies;
- Septic system will need to be addressed;
- Bayshore and Waldport area do not have the resources Sunshine would require; and
- Member families hang out at the beach near the hotel, and would like to keep the hotel area safe.

President Vest finished off the meeting asking Sunshine Behavioral Health to provide an updated response addressing the information required in the Guidelines for Determination so the Board of Directors can evaluate if this would be a permitted use in Bayshore.

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT: Vice President Apel moved and Director Smith seconded to adjourn this meeting. Vote was unanimous in favor.

Minutes prepared by Kathy Drossel, Office Coordinator