

**BAYSHORE BEACH CLUB, INC.**

**BOARD OF DIRECTORS MEETING**

**Saturday August 19, 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
Michael Vest, President	Division 7
William Nightingale, Director	Division 7

**Absent:**

Storr Nelson, Director	Division 5
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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 1:00 pm.

*Corporate Secretary Gardner moved and Vice President Apel seconded: To approve the July 15, 2023 Board of Directors meeting minutes. Vote was unanimous in favor.*

*Corporate Secretary Gardner moved and Vice President Apel seconded: To approve the July 26, 2023 Special Board of Directors meeting minutes with one correction determined that Director Nightingale was absent at the Board Meeting. Vote was unanimous in favor.*

**EXECUTIVE SESSION:** Board of Directors went into executive session at 1:05 pm and returned at 1:24 pm. The Board discussed attorney counsel comments and personnel matters. No motion was taken.

**REPORTS:**

**FINANCIALS.** Report Submitted.

**FACILITIES.** Report Submitted (Action). The treadmill and stationary bike in the clubhouse recreation room are in need of repair. The board requested that Facilities Manager Tunison send an email to members asking for donation of equipment or financial donations towards new equipment.

**PLANNING COMMITTEE.** Report Submitted (Two Actions). The Planning Committee recommends a \$100.00 fine for a member with a commercial sign which has been visible for two months with no communication from the member. The Planning committee resolved this prior to the start of the meeting.

*Director Smith moved and President Vest seconded to eliminate the discriminatory language in the Manufactured Home section, Item 3(e) in the Guidelines for Determination that read: "Must have a garage or carport with exterior materials matching the manufactured home, to be completed prior to occupancy". There will be a 90- day waiting period before the policy takes effect. Vote was taken, motion passed 6-1 in favor.*

**Discussion:** Some members felt all homes should be required to have a garage. Some members felt it should be up to the member. The Planning Committee will discuss this further.

**LONG-RANGE RESERVE/PHYSICAL ASSETS.** No Report.

**SAFETY COMMITTEE.** No Report.

**POLICIES AND PROCEDURES COMMITTEE.** Report Submitted.

**SOCIAL COMMITTEE.** No Report.

**COMMUNICATIONS COMMITTEE.** No Report.

**BUDGET/FINANCE.** No Report.

**CANAL.** Report Submitted.

**SAND LOBBY.** Verbal Report. President Vest stated the first meeting of the newly re-established Sand Lobby Committee was held the week prior to the Board meeting. Member Clark Schaefer was selected as the Chair.

**TASK FORCES:**

**BEACH ACCESS TASK FORCE.** Report Submitted.

**BYLAWS TASK FORCE.** No Report. President Vest made one comment: The Bayshore attorney has completed review of the proposed Bylaws changes, has comments, and will provide them in writing. When the attorney provides redlines, a Zoom meeting will be scheduled with the Task Force member, President Vest and the attorney to discuss.

**CLUBHOUSE PROJECT.** No Report.

**VIRTUAL VOTING TASK FORCE.** Report Submitted.

**MOTION TO ACCEPT ALL REPORTS FOR MINUTES:** *Vice President Apel moved and Director Nightingale seconded to: Accept all committee and task force reports. Vote was unanimous in favor.*

**Note:** The Office will update the Board Meeting Minutes to include the reports at the end of the minutes. President Vest will then update them on the Bayshore website.

**UNFINISHED BUSINESS:**

**A. Weed Whackers:** Member and Weed Whacker, Lynda Apel, discussed the many tasks the Weed Whackers have completed, and continue to improve upon in Bayshore. They recently added 2 picnic tables to the lake area, donated by the Artisan's Group and moved by Members Roger Smith, Rod Couch and Jim Hamilton. The Weed Whackers have spent their budget with the purchase of paint and bark, and the majority of the budget on a tree trimmer. Bob Tunison offered to setup a trash can at the park; that is being ordered and will be installed soon. The Weed Whackers had one more request of the Board: To name the area overlooking the lake: Lakeview Park, and to purchase a sign reading Lakeview Park, with a cost of \$40.00, plus the cost of the post and cement.

*Director Nightingale moved and President Vest seconded to name the lake area Lakeview Park with a cost amount up to \$200.00 to purchase the sign, post, and cement with the fund taken from Playground and Parks. Vote: 6 yes and 1 abstain in favor.*

**B. Sunshine Behavioral Health Proposed Commercial Use Update:** President Vest provided an update and commented that the Board of Directors appreciate all member comments, with a reminder that members cannot vote on a decision re: the change in commercial use directly per Bayshore's governing documents. The Board of Directors can only consider what is in the governing documents. President Vest highlighted activities and discussions since the Special BOD meeting. Sunshine Behavioral Health did not provide any of the missing information for consideration at this meeting.

*President Vest moved and Director Hanselman seconded to send a letter to Sunshine Behavior Health stating that Bayshore cannot approve the proposed commercial use at this time due to insufficient information. Vote was unanimous in favor.*

#### **NEW BUSINESS:**

**A. Guidelines for Determination Update:** The BOD suggested the Planning Committee add more details in the Guidelines for Determination regarding commercial use, and possibly suggest specific fines as needed. The Planning Committee will meet outside of their usual Planning Committee meeting time to accomplish this task.

**B. Facility Manager Tunison:** Bob Tunison will be leaving Bayshore in October after the pool season. Vice President Apel will spearhead the search committee for replacement. The Board will decide how and if there is a need to restructure the position. If anyone is interested, please contact the office.

#### **MEMBERS COMMENTS:**

- Member Rebecca Hayden commented that a sewer system in Bayshore may need to be discussed soon if septic systems start to fail. Suggested to add this as a topic for the Long-Range Planning & Physical Assets Committee.

#### **HAND CLAPS:**

- Member Mary Lou Morris commended President Vest for all his hard work he put into the research of Sunshine Behavioral Health.
- Thank you, Facility Manager Bob Tunison, for your commitment to Bayshore and continued help, which will make the transition easier for Bayshore.

**ADJOURNMENT:** *President Vest moved and Director Smith seconded to adjourn the meeting at 2:33 pm. Vote was unanimous.*

Minutes prepared by Kathy Drossel, Office Coordinator