



Board of Director's Meeting
May 21, 2016

Joe called the meeting to order at 10:02 AM. All board members were present. The teleconference call was concluded at 10:15 AM as no one participated

Proof of Meeting notice was acknowledged and signed by the Secretary.

Minutes

Sheryl reviewed the minutes for March 2016, Dan made a motion to accept the minutes as written, Jack seconded and the motion passed.

Treasurer's Report

1100 Operating cash balance per Bank Statement	\$ 66,601.06
Total Reserve Balance in Quick Books	\$ 139,492.37
6410 Roof Replacement	12,630.12
6420 Building Painting	40,397.92
6430 Parking Lot	8,719.52
6440 Deferred Maintenance Cap Expenditure	35,376.85
Insurance Reserve	26,000.00
Reserve Acct Interest posted in April 2016	11.36
Total Reserve per Bank Statement	\$139,492.37

Dan suggested that we show the rental income from 112 under the Seacoast Rental Corp so we could collect the rental service fee and reduce the actual rental income, it would save us from paying the 15% taxes.

Joe made motion to accept the Treasurer's report, Sheryl seconded, and the motion passed.

Manager's Report

- Turtle lights have been put into place
- Kenny was in a car accident in March. He is doing much better
- The whole building has been washed down
- North side fence is up
- Mike spoke with John Flood in reference to our landscaping issues. Mr. Flood advised that Lindley's bid and plan sounded okay. He stated the front needs to be addressed. He mentioned considering black stone instead of the white with the cactus. This would be low maintenance and look great.
- PGT has been out from time to time changing the rusted screws on some windows. They are working on the walkways windows first. They have completed most and will be back to enter the units as needed.
- Meredith has placed the standard departure responsibilities on magnets and they are now on the refrigerators of all units in the rental pool. If you are in the pool and did not find one, please stop by the office and it will be replaced.
- The biggest complaint received by the office is the WI-FI issue. The agent is scheduled to meet with me next week to discuss how we can resolve this issue.
- Cleaning of the condensation lines for a/c units
- Our maintenance fee payments are current except for a very few
- Summer time is here and rentals are picking up therefore parking is limited. Please make sure you and/or your guests check in at the office to receive their parking pass.
- Reminder that on May 17, 2014, a motion was passed that all bikes belonging to owners be stored in your unit or storage cage – not under the stairwells or laundry room. All items left in the common areas are subject to be discarded
- Management would like to suggest building a storage rack for kayaks, surf boards and paddle boards on south and north lots.

Holiday Security:

Management has hired 3 guards on Saturday and Kenny, Mike and Meredith will be on property
2 guards on Sunday – Mike and Meredith will be on property
2 guards on Monday 9AM – 9 PM – Kenny and Becky on property

New dumpster gates will be installed shortly.

Lock on South gate from parking lot will hopefully be operating by Memorial Day Weekend

LANDSCAPE UPDATE - Sheryl made a motion to accept Lindley's bid for the courtyard and inside the complex per John Flood's approval of the pricing pending Conrad's acceptance, Jack seconded and the motion passed.

WIFI ISSUE – It is suggested that if Management gets a complaint from a renter in reference to the WIFI in that unit, they will notify the owner. It behooves all owners to consider putting a Bright house WIFI modem into their unit. We will see if Bright house will give us a bundle rate for cable and WIFI.

All owners are responsible to insure their A/C units and HWH etc. are in good working order and are responsible to keep them clean.

Storage racks need to be explored for kayaks and paddle boards. Mike to look into it.

REMINDER: If owners have guests coming to the property, you must notify the office of their names so the security guard has them on their list.

Old Business:

Fence Status – See Manager's notes

Landscaping Update – See Manager's Notes

Patio Tables and Chairs – We need to purchase 12 new lounges (\$138) 12 new sitting chairs (\$74). Joe made a motion to purchase 12 new sitting chairs and 18 new lounge chairs all white, Dan seconded, Jack would rather see only what we need, 12 new lounges and 12 new sitting, Sheryl seconded the amended motion and the motion passed.

Luggage Cart Replacement – Conrad is having a company build 4 new luggage racks.

Dry Well Installation Plan/Standing Water – Three different suggestions to stop the flooding around the club house grounds. A dry well could be built by the flower bed across from the office; second suggestion is putting a drain around by the stairwells leading down to the clubhouse. The 3rd suggestion made by Jack is to place some gutters around the building with two down spouts to run towards the pool because we already have drains installed. Jack has a bid for about \$2500.00 plus tax for gutters and downspouts installed. Jack made a motion that we install the gutters around the club house with two 4x6 downspouts at the pool for a cost of up to \$3000. Abby seconded, and the motion passed.

Conduit Replacement on South 5th floor – will be run down the center of the 5th floor as per previous discussions.

New Business

Summer Security Plan – See manager’s report

Jack discussed the standing water by the elevator from heavy rains and suggested putting a threshold in front of the elevator or weep holes by the windows with drains and a rubber threshold to test if either solution will work. Joe asked Mike to see if he could test that.

Committee Report - Linda advised that she has done some investigation into raising the rates. She advised that VRBO changed their rates to 8% rental fee to unit renter. The annual fee will be \$349.00 and no tier system. 28 owners were in VRBO and that number dropped to 16. Therefore our RSF will be reduced if rental bookings drop.

Joe asked Mike to look into pricing for different type of teleconferencing as now Uber started a new program.

Joe would like to ask all owners to consider running for the board and complete a candidate sheet that will be in the mail in July.

NO JUNE MEETING DUE TO FATHER’S DAY WEEKEND.
NEXT MEETING WITH BE JULY 16TH

Jack made a motion to adjourn, Sheryl seconded and the meeting was adjourned at 12: 20

Respectfully submitted

Sheryl Kolessar
Secretary