



# BONNET SHORES BEACH CLUB

# BONNET BEACON



Issue 2

Memorial Day Weekend, 2008

## FROM THE OVAL CABANA . . .

With the arrival of the Memorial Day weekend, it finally is beginning to seem like summer is close at hand. And with summer comes the collective return of the Bonnet family to the place that we all love so much. So, to those of you returning for another season, a heartfelt welcome back. I look forward to seeing you and renewing old friendships. To those among us who may be spending their first summer at Bonnet Shores, you are in for a real treat. Welcome to the family.

By the time you read this issue of the Beacon, you will have already seen the new look of the Beach Club. Although we did several things during this past winter, painting the facility was the signature project of the off season. I am confident you will agree that more than any other major renovation project we have undertaken over the last several years, this past winter's painting project has really given our facility a rich new look. I hope you like it as much as I do.

As always, this issue of the Beacon is full of news about the winter months and information about the upcoming months. So read on and get all caught up.

John A. Coletti, BSBCCA President

## ANNUAL MEETING . . .

Our Annual Meeting is a bit later than usual this year, but we're still within the time frame required by our bylaws (no later than 13 months from the previous Annual Meeting). We certainly hope that you plan to attend. Yes, there are certainly dozens of more exciting ways to spend an evening. Although we don't offer food or drink, we do offer you an opportunity to catch up on Beach Club goings-on. We hope to see you at The Rhode Island Shriners at One Rhodes Place in Cranston on June 3<sup>rd</sup> at 7pm. But please --- if you cannot attend, send in your proxy so that we will receive it by Monday, June 2<sup>nd</sup>. If you haven't done so already, please go fill it out and send it to us now.

## PAINTING PROJECT . . .

We pondered many color combinations before choosing gray / white / blue. And now that it's finished, doesn't it look so impressive? We hired a painting contractor who sent in a crew of 18 to paint everything from decks to shingles to trim to doors. Would you believe that the project was started in February with the assistance of heaters and was just completed this past week? Our own maintenance crew did all of the prep work--- they removed all of the window boxes; they repaired or replaced any shingles or wood that had been damaged by the boxes; they replaced any missing or broken shingles, any missing or broken deck boards, and any missing or broken railings; they removed all the door handles and unit numbers; and, after the painting was completed, they replaced all the door handles and unit numbers. The painting crew stripped the decks of the old paint in a serious effort to get the new paint to adhere to the old wood. One deck, however, was too far gone and had to be replaced. (More about this below.) Thank you to Martone Painting for a job well done. We're satisfied that the decision we made to hire an outside company to do the work was the right one; it was a big decision to make and a big expenditure, but this was a huge task that could never have been accomplished by our own maintenance crew of three. The painting project did indeed account for much of our capital improvement funds for this year, but you knew that already because we told you in the proposed 2008 budget and also at the budget meetings in January. Painting Project Trivia: An amazing 2,600 gallons of paint were used!

## SCREEN DOORS . . .

This leads to a discussion of the screen doors on the cabanas --- they have to be painted. If you check the Rule Book, there is an old, standing rule that the screen door must be painted the same color as the unit door. There are two ways --- an easy way and a not-so-easy way --- to paint them. The easy way is to fill out a work order to have our

maintenance crew paint your door. When we paint it, we will automatically re-screen it also and install it complete with new hardware. The price for all of this will be \$75.00. The not-so-easy way is to paint the door yourself with paint that we will supply. Just remember that regardless of which option you choose, we ask that you not hang your screen door unless it has been painted with the new color. There's just no arguing that our pristine new paint job would be marred by different-colored doors. But just think how great it will look when everything is uniformly painted. That's when the new paint job will truly shine.

### **NEW DECK . . .**

As mentioned above, one deck had to be replaced. That would be the deck in the second floor quadrangle west of the pool. Not only would the deck not hold paint, but the wood would not hold a nail because it had deteriorated so much. And this required another big decision, one we thought we would never have to make: should we use vinyl decking or revert to wood? We actually decided to re-build this deck with wood and to forego using the vinyl decking product because we came to the conclusion that the vinyl product just doesn't hold up as well as wood does. We came to this conclusion because some of the vinyl decking around the pool and on the main deck is already showing signs of distress. And keep in mind that this decking was professionally installed. So the problem is clearly with the product and not with the installation. Therefore, we're going back to good, old, plain, unadulterated wood. Sometimes old is better than new. If you get the chance, visit the new deck and let us know what you think.

### **WINDOW BOXES . . .**

You may have noticed that there are no flower boxes at the cabana windows; however, you probably observed in years past that they used to leak like sieves and they were rotting away. As the painting project progressed, it quickly became abundantly clear that the issue of the window boxes had to be addressed because the leaking boxes had caused wide-spread damage. The only solution was to remove and replace the boxes. However, that is easier said than done. The cost to replace them would have been significant. We just couldn't afford it this year, what with the painting project and the re-model of the kitchen, so we decided just to remove them and repair all the damage they left behind. This was all done by our winter crew. Although their absence may cause some distress, it must be noted that we have no option but to set priorities --- we can only do so much every year with the funds that we collect from you without proposing a budget that would be unrealistically high.

### **KITCHEN RE-MODEL . . .**

The kitchen underwent a major renovation. It was really showing its age and needed updating. Although we renovated the restaurant a few years ago, we had not touched the kitchen. So our crew replaced the walls, the floor, the ceiling, and the lighting. In other words, they re-built the entire room from top to bottom.

### **TAX APPEAL . . .**

As you know, we have been involved in an appeal of the Town of Narragansett's method of taxing the individual unit owners for several years. Although the issue has not yet been resolved, we are hopefully close to arriving at a mutually agreeable solution. The entire issue is based upon the fact that we are taxed at the commercial rate, which is, naturally, greater than the residential rate. And while the residential rate may not seem appropriate to the Town, the commercial rate seems equally inappropriate to us. As you can see, the dilemma is that we are such a unique entity that neither rate really applies. And there's the crux of the matter ---- where and how do we fit into any tax structure? The complexity of this conundrum has caused the delay all these years. Moreover, the Board believes that it is right and just to fight this battle on your behalf even though this issue does not directly affect the Bonnet Shores Beach Club Condominium Association per se because the Association does not pay property taxes. (That's because you pay taxes not only on your unit but also on 1/930<sup>th</sup> of the common areas.) We are hopefully close to reaching a resolution which will satisfy both the Town of Narragansett and the individual unit owners.

## **RESTAURANT . . .**

If you would like an enjoyable evening and a great meal, Friday, June 13<sup>th</sup> will be your lucky day. That's the day that our restaurant will open for the season with Michael Thurston as our new head chef and Gene Allsworth as our new manager. Michael was born into a restaurant family; his family still owns a restaurant on Nantucket. He comes to us with many years of cooking experience, not the least of which were at the Dunes Club where he cooked most recently. Gene also has many years' experience in the business including owning his own very successful restaurant. The restaurant will be open every Friday and Saturday evening until Labor Day. Please call for reservations, but do not call the Office. The Office has absolutely nothing to do with dinner reservations. If you call the restaurant and the answering machine picks up, go right ahead and leave a message indicating that you would like to make reservations. Someone will definitely call you back. In addition, all food service venues will open within the month: the Snack Bar opens on May 24<sup>th</sup>, our ever-popular Thursday evening Pasta Night begins on June 12<sup>th</sup>, and the Sand Bar Grille opens on June 15<sup>th</sup>.

## **GOOD CONDUCT . . .**

The following is a discussion of a very delicate topic. Inasmuch as a conversation about proper vs. improper conduct would seemingly be un-necessary, we really need to put our cards on the table and come to the realization that, as difficult as it may be to imagine, some of our members do not always act in a kind, decent, and appropriate manner. This past season, the Board has had to deal with three separate incidents of improper behavior. Those cases involved boisterous behavior at a Saturday evening entertainment, yelling at the manager, arguing with the staff, hitting a cook, running the gate, and sneaking family and friends onto the beach. The Board had to meet with each person involved in the offense and imposed sanctions ranging from an admonition to a fine to banishment from future membership at the Beach Club. (The person who received this last sanction was not an owner.) Not only are the behaviors completely inappropriate, but can you imagine how uncomfortable and awkward the Board members feel when we have to sit down with the offending member to discuss such an offense and then have to hand out a sanction? We all dislike it immensely and hope that we never have to do it again. We certainly want all members to enjoy the Beach Club and to view our treasure by the sea as a place where they can have a great time. And we can hazard a guess that the heat of a summer day combined with the effects of a few vodka-and-tonics might skew one's better judgment. But there are limits beyond which a polite person should not venture. I ask each and every one of you to look at your own conduct and to treat every one of our Beach Club family in the same kind and respectful manner that you would treat a member of your real family. I apologize if I have over-extended my bounds; I do not mean to offend or upset anyone, but this discussion just had to take place. I know you all to be wonderful, caring, considerate people and I'm putting my trust in you.

## **BATHROOM RENOVATION . . .**

The last of the bathrooms was renovated this winter! The two that were re-modeled this year are on the far east side of the second floor back quadrangle east of the pool. (The men's room is at the top of the stairs and the ladies' room is next to it around the corner.) This means that all 22 of the bathrooms have been completely renovated since we started the project seven years ago. Kudos to our crew for a job well done.

## **MEMBERS ONLY LINE . . .**

It can be so upsetting when one has to wait in line at the gate behind a car that has a guest in it. Therefore, we're instituting a new plan that will hopefully alleviate that particular problem so that your arrival at the Beach Club will be pleasant and stress-free. You will notice that we have increased the width of the main entrance. Henceforth, not only will cars carrying only guests go to the Guest Line, but also any car carrying members along with as few as one guest. That means that the only cars that will be allowed to enter the facility via the Members Line will be those cars carrying exclusively members. We hope this will speed up entry for members' only cars. But don't forget, you still must stop and show your pass to a member of our gate staff.

## **NEW GUEST RULE . . .**

There will be a new rule in effect this summer involving the use of Guest Passes on weekends and holidays. The new rule says that if a member wishes to have a guest on a weekend or a holiday, the member must be present at the Beach Club before their guests will be admitted. So, if you invite a guest on a weekend or a holiday this summer, you must be sure to

arrive at the Beach Club prior to the arrival of your guest. You must also be sure that the gate staff knows that you are present at the Club and that you are expecting guests. If your guests arrive and the gate staff cannot verify your presence on the facility, then the guests will be refused admittance. The easiest way to comply with the rule is for members to arrive at the Club prior to their guests and leave the filled out Guest Passes at the gate when they arrive. The gate will not accept any passes for any date in the future.

### **GUEST PARKING . . .**

This season, we're going to "tweak" the weekend / holiday guest parking. When a guest arrives at the gate, s/he will be given a one day parking permit that will actually be in the form of a hang tag. The guest will display this permit by hanging it from the vehicle's rear view mirror. In years past, we had no way to track the ownership of a guest car. A member car could be tracked by the parking sticker, but the guest car was a complete mystery. Well, our new guest parking permit will solve that mystery. The information on the hang tag will allow the security staff to determine to which unit any particular car is linked. That will come in especially handy if that guest car is illegally parked. If that were to happen, a parking fine will be assessed to the unit owner instead of towing the vehicle as we did in the past. So be sure to tell your guests to always park in a space that is designated by the painted lines.

### **CABANA KIDS . . .**

We'd like to remind you that, just like last year, the Cabana Kids will be working only on weekends. If you need assistance, please tell the staff member at the gate so that a Cabana Kid can be summoned for you. S/he will be waiting for you when you park your car. And did you know that you can ask a Security Guard to summon a Cabana Kid to help you when you are leaving the beach too? Just give them a few minutes to arrive because we keep them busy with other chores too. (Tips are genuinely appreciated by these youngsters.)

### **WEBSITE . . .**

The Office can undoubtedly answer any question that you might have. But you can probably find the information that you need on our website. Joe Herbold created our website in 1999 and has been the webmaster ever since. He loads it with all sorts of information from the entertainment schedule to food service menus to swim lesson info to the rule book to historical pictures to summaries of every single Board Meeting to even this publication. He devotes countless hours to maintaining the site so that the information is always current. Please visit it when you need information or when you just want to browse around. The website address is ever so easy to remember --- [www.bonnetshoresbeachclub.com](http://www.bonnetshoresbeachclub.com) And if you have any questions, comments or concerns you can email us at [BonnetShoresBC@aol.com](mailto:BonnetShoresBC@aol.com).

### **IMPORTANT UP-COMING DATES . . .**

May 24	Snack Bar opens
June 1	Assessments are due
June 3	Annual Meeting
June 12	Pasta Night begins
June 13	Restaurant opens
June 15	Sand Bar Grille opens
June 16	Assessments are late and are subject to interest fees

### **IMPORTANT PHONE NUMBERS . . .**

BSBC Office: 783-2832

BSBC Fax: 783-2488

BSBC Restaurant: 783-3739

Fire District: 789-4540

Tax Collector: 783-9994

Town Hall: 789-1044