

## Board Meeting Summaries 2010



### Bonnet Shores Beach Club Condominium Association

#### DECEMBER, 2010 – Board Meeting Summary

Dear Fellow BSBCCA Members:

The following summary of the December 15, 2010 Board of Directors' Meeting was approved at the January 25, 2011 budget meeting.

1. The entire meeting was spent reviewing a final draft of the proposed budget for 2011. After review, both the 2011 Operating Budget and the 2011 Capital Improvements Budget were passed unanimously.

- Respectfully submitted, BSBCCA Board of Directors



### Bonnet Shores Beach Club Condominium Association

#### November, 2010 – Board Meeting Summary

Dear Fellow BSBCCA Members:

The following summary of the November 16, 2010 Board of Directors' Meeting was approved at the December 15, 2010 meeting.

1. The President announced to the Board of Directors that Cliff Salisbury, the General Manager, was no longer employed by the Beach Club and that Zack Stedman, formerly the Assistant Manager, had been promoted to the position of General Manager effective immediately.
2. The Board spent the balance of the meeting conducting a review of the 2011 Operating Budget and the 2011 Capital Improvements Budget line item by line item. Overall, the budget appeared to be in good shape. There were just a couple of relatively minor changes requested by the Board, and the staff was instructed to make those changes and bring a final draft for approval to the next meeting.

-Respectfully submitted, BSBCCA Board of Directors



## **October 5, 2010 – Board Meeting Summary**

Dear Fellow BSBCCA Board Members:

The following summary of the October 5, 2010 Board of Directors' Meeting was approved at the October 27, 2010 meeting.

Present: J. Coletti, M. Favicchio, S. Brown, V. Nugent, J. Zito, L. Horridge, C. Salisbury, Z. Stedman, M. Labossiere

1. The Board reviewed the current year's budget paying particular attention to the budgeted versus actual Expense Report. It appears that our cash flow is in good shape at this point in the season and that we should have sufficient funds to carry us through the end of the year.
2. The Board asked for a review from the staff of the closing procedures and was provided a detailed report on all closing activities that are currently taking place. Handling of the plumbing, electricity and securing the facility appears to be on schedule and should be completed in a few weeks.
3. The balance of the meeting was spent in reviewing the Capital Improvements Budget for the coming season. At this time of year, the staff has presented to the Board a Capital Improvements "wish list". It is a list of many projects that need doing together with a cost estimate associated to each of them. Some will make it through the budgeting process and some will not as the Board prioritizes projects and gets firmer information relative to the cost of each. Following is a list of projects under consideration for the coming season:

- Ongoing structural improvements to the facilities foundations.
- Ongoing plumbing upgrades.
- Additional equipment for the food service operations.
- Rebuilding portions of the boardwalk.
- Upgrades to the Pit area.
- New Life Guard chairs.
- New time clock.
- Purchase of equipment for movie nights.

- New pool vacuum.
- Improvements to the offices.
- New surf rake.
- A major deck project.
- Expansion of the camera system.
- Computer hardware upgrades.
- Intercom system upgrades.
- Purchase of additional sand for the beach.
- Upgrades to the pool area.

4. After asking questions on all of the items listed above, the Board instructed the staff to continue to work towards getting firm quotes for each of these projects so that beginning at the next meeting final decisions can be made on which projects should move forward.

-Respectfully submitted, BSBCCA Board of Directors



## **October 27, 2010 – Board Meeting Summary**

Dear Fellow BSBCCA Members:

The following summary of the October 27, 2010 Board of Directors' Meeting was approved at the November 16, 2010 meeting.

1. Mary Mullen was in attendance to review the web site with the Board and explain what has been accomplished to date. She brought up the current web site on one of the computers at the meeting site and went over all of the different sections of the web site and fielded questions from Board Members. She is continuing to work on certain aspects of the web site to make it as user friendly as possible.

After reviewing the current status of the web site and taking some suggestions from Board Members, there was additional discussion about further expansion of the web site's capabilities. For example, there was some discussion about adding interactivity that might include both submitting forms and taking payments on line. The Employment Application is already on line and allows applicants to fill it out and submit it totally on line. Mary explained that all of these things were possible with the current web site. There was also some discussion about perhaps creating a members only section someday which would be password protected and she assured the Board that that too is possible.

The priorities at this point are to develop a new email list making sure that each person who subscribes to the list specifically opts in and to finish and launch the historical section which Mary continues to work on. The next priority would be to train Michelle to handle some of the basic functions herself, such as doing basic updates to the membership. The Board advised Mary and Michelle to continue to move slowly insuring that we got the basics correct before we start adding any additional functions.

2. The Board discussed correspondence from a member who wanted to increase the number of guests allowed a cabana on any one day from 8 to 12. The Board decided that it was not inclined to change the Guest Pass policy in that fashion.

3. The staff informed the Board that there evidently has developed an issue with the Division of Taxation relative to the potential merger of the two (2) corporations. The issue centers around the fact that one of our corporations is a for-profit corporation and one is a non-profit corporation and that both corporations would have to be the same before a merger could take place. This will temporarily put the merger discussion on hold.

4. The Board then conducted an item-by-item review of the Capital Improvements Budget. The staff brought the Board up to date on each line item and gave the Board firm figures where they were currently available. In some cases, the final cost has not yet been nailed down.

5. The Board then had an extensive discussion concerning the major item in the Capital Improvements Budget which is the deck replacement plan for this off season. Several areas were under consideration for deck replacement with the top two (2) priorities being the second floor deck around the pool and the main deck. After much discussion, the consensus among the Board Members was to tackle the project around the pool area this off season.

-Respectfully Submitted, BSBCCA Board of Directors



**September 14, 2010 – Board Meeting Summary**

The following summary of the September 14, 2010 Board of Directors' Meeting was approved by the Board of Directors at the October 5, 2010 meeting.

Present: John A. Coletti, Kerry Rafanelli, Mike Favicchio, Vin Nugent, Jerry Zito, Steve Brown, Laurie Horridge. Also present: Cliff Salisbury, Zack Stedman, Michelle Labossiere

1. During the public comment session, one member had questions concerning the appropriate method to run for the Board. The nominating process was explained to her and it was suggested that she watch for the postcard in the winter sent out by the Nominating Committee. Another member questioned whether we would be hiring a full-time employee to manage the website and she was assured that no such hiring is planned. The same member also questioned the large increase in this year's budget for maintenance salaries, and it was explained to her that the salaries of some full-time employees who do other things in the summer and maintenance in the winter have now been allocated to maintenance for those months that they actually work there. This was done at the suggestion of the new accountants.
2. Cliff conducted a review of the budget for the Board and noted that we seem to be on track to close the year on budget and right now, it appears that we have sufficient cash on hand to get us through the end of the year.
3. A short discussion was had concerning the shuttle service on weekends in July and August. It appears that it was used sparingly this past season. Continued use of the shuttle will be discussed in putting together next year's budget once we have actual numbers and a final invoice from the bus company.
4. The rest of the meeting was dedicated to a discussion with the staff about this year's "wish list" for off-season projects. The staff threw out a large number of suggestions, some of which are listed herein. With each suggestion they provided the Board with a guess concerning the cost, however no actual costs have been determined yet for any of these projects. After listening to the "wish list" and the reasons for each item, the Board instructed the staff to begin to put together a more definite cost associated with each project so that we can begin to pull together a Capital Improvements Budget.

Some of the items being considered for off-season projects include the ongoing structural improvements under the building and the ongoing upgrade of all plumbing, additional improvements for the restaurant and Pit Grill, the third and final live-in roof repair, replacing of the boardwalk, replacing the lattice work around the Pit area, building new lifeguard chairs, buying our own equipment to show movies, an automatic vacuum for the pool, new pool showers, improvements to the office, purchase of a new surf rake, replacement of decks both

on the main deck and in the areas around the pool including both the first and second floors, a new flag pole, some additional cameras on the facility, a new server for the condominium computer system, parking lot repairs, a generator, new gates for the front entrance.

-Respectfully submitted, BSBCCA Board of Directors



## Bonnet Shores Beach Club Condominium Association

### August 10, 2010 – Board Meeting Summary

Dear Fellow BSBCCA Board Members:

The following summary of the August 10, 2010 Board of Directors Meeting was approved by the Board of Directors at the September 14, 2010 meeting.

In Attendance on 8/10/10: John Coletti, Kerry Rafanelli, Michael Favicchio, Vincent Nugent, Steve Brown, Jerry Zito, Laurie Horridge, Cliff Salisbury, Michelle Labossiere, Zack Stedman

1. The Board reviewed the sales numbers for the food/ beverage operation. The numbers were very impressive. Gross sales will definitely exceed last year and will likely be at an all time high.
2. After some discussion, the Board decided to discontinue the practice of making announcements on the PA system about things such as illegally parked cars and special events. Many members have complained that they find it intrusive.
3. The staff reported that the enforcement of the new pool rules is going smoothly and there have not been any pool closings since implementation of the rule. The testing of the pool water revealed no problems.
4. The staff reported that most members seemed to enjoy the sand sculpture.
5. There is a member grilling every weekend in the parking lot. The staff was instructed to speak with the member and ask him to discontinue the practice.
6. Several units are sufficiently past due to warrant foreclosure. An attorney has been engaged to begin the process.

-Respectfully submitted, BSBCCA Board of Directors



## July 28, 2010 – Board Meeting Summary

Dear Fellow BSBCCA Board Members:

The following summary of the July 28, 2010 Board of Directors Meeting was approved by the Board of Directors at the August 10, 2010 meeting.

1. The public comment portion of the meeting lasted nearly three (3) hours. There were about seventy-five (75) people in attendance commenting on a wide range of issues, including the new website, the Board's decision to bring the responsibility to manage the website in house, the enforcement of our boundary lines at the far ends of the beach, bad behavior and rough play by some kids, stairway access west of the pool, and the issue of pool closings caused by the presence of feces and vomit in the pool. The last topic occupied the majority of the time, and generated a lively discussion.
2. Voted to add "Bobby Braciola" to the entertainment line-up on August 29th.
3. Life guard games were contested. This years' result: Dunes Club 8, BSBC 7.
4. A frequent visitor to the club who has been a source of many problems was indefinitely banned from being admitted.
5. Staff reported little progress in getting any answers to our problem of rocky sand. The most frequent answer has been that it is due to natural erosion.
6. Pete gave a mid season report on the security and gate staff relative to the new protocols. He told the Board that the staff has embraced the tightened security in both places and we are catching trespassers and rule violators in record numbers.
7. Voted to launch the new website.
8. Voted to tighten up the pool rule concerning the use of diapers and to add a fine for violators. The Board also instructed the staff that a renewed emphasis on enforcing existing pool rules was needed even if it means additional staff at the pool. The new rule is: Any child who is not fully potty trained and still requires the use of diapers must wear swim diapers and swim pants. Children must be diapered before entry to the pool area and swim diapers and swim pants must be clearly visible. Failure to adhere to this policy shall result in an automatic imposition of a \$500 fine.

-Respectfully submitted, BSBCCA Board of Directors