



1.11.12

Dear Fellow BSBCCA Members,

The following summary of the January 11, 2012 Board Meeting was approved at the February 8 Meeting:

Discussion of off-season projects.

The re-model of the Main Entrance is almost complete.

A new roof has been installed on top of the restaurant which was necessitated as a result of damage from last summer's Tropical Storm Irene. Three layers of roofing were removed. Insulation was added. Cost of \$36K was not covered by insurance because our wind deductible is \$50K.

Skirting will be replaced throughout the entire facility as a result of the tropical storm.

All of the framing and strapping under the part of the main deck which is being replaced this season will also be replaced.

Discussion of sewers.

A sewer committee made of President John Coletti and Board Member Laurie Horridge will interview prospective engineers and will bring a recommendation to the entire Board within two months.

Discussion of Nominating Committee.

The Board appointed to the Nominating Committee all of the owners who volunteered to serve. They are Bob Anderson, Al Cristofaro, Bill Emby, Frank Lombardi, David Pope, Terry Sweeney, Bruce Vealey, and Dean Wisniewski.

Discussion of Owner-generated suggestions.

1. The Board agreed not to reduce the number of parking stickers allowed for each unit.
2. The Board agreed not to charge for parking stickers above 4 per cabana, 2 per bathhouse.
3. The Board agreed not to charge for unit cars above 4 per cabana, 2 per bathhouse on Sunday only.
4. The Board agreed not to issue parking stickers to all unit members eligible and to then issue Sunday parking stickers, 4 per cabana, 2 per bathhouse.

NOTE: It should be noted that the Board's opposition to the above mentioned parking-related suggestions is based on two facts: 1.) Last summer, the parking lot closed on only three Sundays for a total of about six hours. 2.) We have already implemented a remedy to a full parking lot in the use of the Nardolillo lot as a satellite parking lot along with the shuttle bus.

5. The Board agreed to continue the use of the shuttle bus on Sundays.

6. The Board agreed to put a sign at the Nardolillo lot on Sundays to inform members that the Beach Club lot is full.
7. The Board agreed not to eliminate Sunday guests. However, the Board did agree to have two Members Only Days on one Sunday in July and on one Sunday in August. Those dates will be determined soon and will be posted well in advance.
8. The Board did not agree to eliminate guest parking on all days. However, the Board agreed to institute a \$5 guest parking fee on weekdays before 4pm.
9. The Board did not agree to require that guests be in an owner's car.
10. The Board did not agree to link the wrist band to the guest pass because that information is already available.
11. The Board agreed that better training is needed for the Gate Staff. Emphasis this year will be on requiring that adult guests present a photo ID at the gate and that the name on the guest pass exactly match the name on the photo ID.
12. The Board agreed to increase guest pass fees. The new fees will be \$8 weekdays, \$16 Weekends, \$24 Sundays from July 4th until Labor Day, \$8 weekends After-4. The \$1 weekday After-4 will remain constant.
13. The Board did not agree that after Labor Day, eight \$1 passes = one \$8 pass.

Respectfully submitted,
John A. Coletti, BSBCCA President
Louise B. Healy, BSBCCA Secretary



Bonnet Shores Beach Club Condominium Association

1.3.12

**BONNET SHORES BEACH CLUB CONDOMINIUM ASSOCIATION
BUDGET MEETING --- OPERATING BUDGET
JANUARY 3, 2012 - RI SHRINERS, CRANSTON, RI**

Meeting called to order at 7:14pm

Present: Steve Brown, John Coletti, Mike Favicchio, Louise Healy, Laurie Horridge, Carol O'Donnell, Kerry Rafanelli

Also Present: Gen. Mgr. Zack Stedman, Asst. Mgr. Mike Kelleher, Off. Mgr. Michelle Labossiere, and nine unit owners representing seven units.

President John explained that with only 80 weighted voted present we are far short of a quorum. Our bylaws stipulate that a quorum must be present in order for the budget to be rejected. President John declared that the budget passes.

Meeting adjourned at 7:14.

**BONNET SHORES BEACH CLUB CONDOMINIUM ASSOCIATION
BUDGET MEETING --- OPERATING BUDGET
JANUARY 3, 2012 - RI SHRINERS, CRANSTON, RI**

Meeting called to order at 7:15pm

Same people present.

President John declared that a quorum was not present so the budget passes. He then opened the floor to questions about any topic of concern to the owners.

Frank White (12) asked for a clarification about the tractor that we are purchasing. It was explained that last year we bought a new surf rake, but this year we are replacing the seven year old tractor that pulls the surf rake. Frank then asked for a sewer update. It was explained that we are very close to an agreement with the Town of Narragansett, but we then have to go through the permitting process. It was further explained that the pumping station at the end of the causeway is big enough to accommodate us, but that if we go over the causeway the Town will require that we re-pave it and not simply patch it.

Bill Emby (240) brought attention to the fact that the dozen or so cabanas on his "row" (first floor north of the pool) do not have back windows. He asked the Board to consider the installation of same, with the expense going to the unit owners involved.

Bob Anderson (242) asked how we will be billed for sewer usage in the future. It was explained that the Beach Club will be treated as a commercial property and will receive one bill for usage. This will become a new line item in the annual budget. It was further explained that it is to our advantage to be treated as a commercial entity because the commercial sewer connection fee in Narragansett is \$35,000 whereas the residential sewer connection fee is \$3,500 per unit.

Lee Listro (F-7) asked about the \$11,000 loss in the restaurant. It was explained that there were several reasons for the loss: 1. Tropical Storm Irene resulted in a loss of revenue while the payroll remained constant during those days because all of the restaurant staff helped with the hurricane preparation and clean-up. 2. In mid-summer, when we anticipated that the restaurant would be in the black, we purchased furniture to be used at up-coming weddings. In the future, we will wait for such restaurant purchases until after the season ends. 3. The restaurant paid \$24K for weekend bands and \$13K for its gas, both of which used to be paid by the Beach Club. 4. The restaurant continues to pay \$20K in rent to the Beach Club.

Frank White (12) asked what steps will be taken to avoid a repeat of last summer's incident in the pit. It was explained that we will continue to have a Police Detail in the pit on Sunday afternoons and that our more seasoned and more mature (read "older") security guards will be assigned to the pit on weekends.

Meeting adjourned at 7:35pm.

Respectfully submitted,

John A. Coletti, BSBCCA President

Louise B. Healy, BSBCCA Secretary