

2017 Board of Directors

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Mike Shestok, Vice President
Jay Cooper, Secretary/Treasurer
Richard De Jong, Director
Florence "Flo" McGee, Director

**Board of Directors
Meeting Minutes
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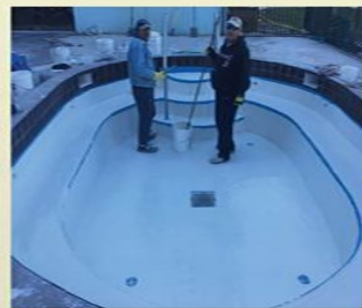


PHONE: 888-596-8610
PHONE: 727-596-8610

FAX:
727-595-9158

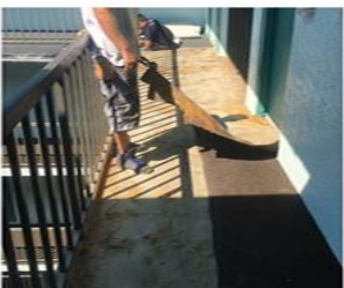
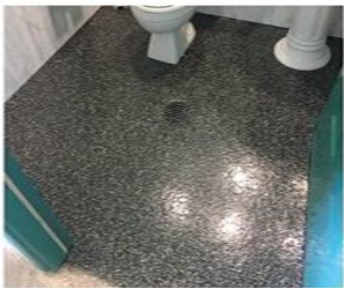
CAMARONCOVE@MSN.COM
WWW.CAMARONCOVE.COM

2402 GULF BLVD, INDIAN ROCKS BEACH, FLORIDA 33785

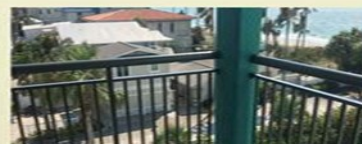


2017 RENOVATIONS TO THE RESORT

THE SWIMMING POOL AND WHIRLPOOL WERE COMPLETELY RENOVATED. WHIRLPOOL JETS FOR BUBBLES REPLACED, WHIRLPOOL SHELL RESURFACED, NEW FILTER SYSTEM FOR BOTH POOLS AND NEW PAVERS FOR POOL DECKING. MEN'S AND WOMEN'S POOL BATHROOMS RENOVATED WITH NEW DECORATIVE FLOORING.



ALL BALCONY RAILINGS HAVE BEEN REPLACED AND UPDATED TO CURRENT CODES WITH 4 INCHES BETWEEN RAILS. NEW CARPET INSTALLED ON THE BALCONIES AND IN THE EXTERIOR HALLWAYS 2ND TO 5TH FLOORS. ENTIRE EXTERIOR OF THE BUILDING WAS INSPECTED AND SEALED FOR CRACKS AND WATER INTRUSION. WORKERS USED A CRANE LIFT TO INSPECT AND SEAL THE BUILDING.



CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
FRIDAY, SEPTEMBER 29TH
5:00PM

AGENDA

Hurricane Irma & Board Decision

ATTENDEES

Mike Shestok, Vice President
Jay Cooper, Secretary/Treasurer
Flo McGee, Director
Rick DeJong, Director
Mark Bodine, VP of VPM
Gloria Weir, Secretary of VPM

Mike Shestok opened the meeting stating that he felt that the references for attachment to tonight's meeting minutes due to the precedent setting decision for Camaron Cove Resort should be:

Decision paper dated September 16th, 2017 with 4 options;
Letter from Brian Deeb dated September 27th, 2017;
Extract copy of minutes of Board Meeting of September 21st, 2017; &
Rick's draft letter to owners depending on which option the Board decides tonight.

These 4 items are not posted on the website due to the lengthy minutes but can be obtained by calling the resort.

Rick stated that he still needs to read through the meeting minutes of September 21st, 2017 more thoroughly. Gloria stated she had not received response from Flo or Jay on those minutes. Mike asked how Mark & Gloria felt about attaching all the references stated above and both agreed.

Mike wanted everyone to know that the person that called in at the last meeting was Pat Sullivan but had not disclosed she was on the phone. AT&T does not provide that information. Mike spoke to Pat and expressed that she has to announce herself when she dials in.

Mike felt there has been great conversation regarding what the Board wishes to do regarding owners impacted by Irma and had a discussion with Jay about a straw vote. He also commented that Rick has had a lot of play in the matter with regards to using foreclosure inventory. To speed the meeting up Mike is asking for a straw vote with two options, one is to do nothing or two, offer those affected by mandatory evacuation a foreclosure week. Mark's position is to deal with the people who call in. Currently there are 2 and if someone else calls do to the same thing. They can use foreclosure week or have it deposited it into their RCI account. He does not want to lock up all the inventory because ultimately that inventory needs to be sold. The resort did well this year selling the inventory when the Board dropped prices on certain weeks. Also the fact if the hurricane was more severe and the resort was closed for a month (like VPM's managed property in Naples) what would you do with all the those people and the decision today will set precedent.

Mike asked Rick for his straw vote and he stated to rely on someone complaining for compensation and not do to something for all is not showing good faith. The Board needs to show good faith and offer something to those impacted because they were forced to evacuate. Gloria stated that is was only 13 of them that did not show up at Camaron Cove. There were 13 no shows 18 did show and used the resort. Mark asked if Rick was talking about the 18 who showed up

or the 13 that did not show up. Flo said that the 18 people only lost Saturday, Sunday & Monday and came in on Tuesday. They had their week. On Saturday before storm the people contacted where those who were due to week 36 and but 18 of them showed up. Rick initially thought the 13 that did not come had told Mark they were not coming but it had nothing to do with the hurricane. That was not the case and the 13 who did not show was because of the storm. Of the 13 Mark has had 2 owners requesting something done for them. Once it was explained that Rick's straw vote was to provide all 25 with something (those who did not come plus those who had partial week). They should be contacted since their vacation was interrupted and it was mandatory evacuation. Not to give them financial compensation but give the partial weeks the same as respect to all but let Mark deal with those on an individual basis. Mark's concern is what to give them. To contact them and see what they would accept.

Jay's straw vote was do nothing because if you do it now as Rick suggests the Board is setting a precedent and every time something happens it could financially put burden on the resort. Irma was not the fault of the resort.

Flo's straw vote was "no" but possibly offer a dinner certificate but not to use the foreclosure inventory.

Mike's straw vote was he had hoped to give financial compensation but with the attorney's letter stating no. If there would have been financial compensation the cost could have been \$15,000. Since that is not an option Mike's straw vote is no and does not want to use foreclosure inventory.

On the straw vote there were three stated do nothing and one opposed.

Mike Shestok made motion that with the letter from Brian Deed regarding compensation to the homeowners because of Hurricane Irma the Board of Directors is to do nothing, Flo McGee seconded, motion carried with one opposing.

Next meeting set for October 19th, 2017. At this time the current Board has stated they wish to stay on for another year with one form submitted so far. The intent to run forms must be received by October 14th to determine if there will be an election or not.

Rick stated that now that the decision has been made it needs to be communicated with those homeowners impacted by Irma. Flo agreed and suggested to take Rick's letter and revise it. Jay agreed and he will revise the letter for the Board's review. Rick wants to make sure it is understood three agreed one opposed.

Mike asked if there as any further discussion by VPM. Mark stated this is not the last time a hurricane will impact Camaron Cove and his opinion was to work it on an individual basis and deal with the people that did call in. Rick did not want to set a double standard because he wanted the Board to be consistent.

Gloria stated she did not want to see the Board do nothing but felt the 11 impacted because they could not fly that Rick's letter be sent to those. Because airports were closed felt they should be offer something.

Mike thanked the Board and VPM staff on how hard everyone worked on this matter.

Jay Cooper made motion to conclude meeting, Mike Shestok seconded, motion carried.

DRAFT INPUT TO A WORKING DECISION PAPER 9/16/17(replaces draft of 9/14/17)

SUBJECT: CCR IMPACTS TO CCR AVAILABILITY DURING WEEK 36 (9-16 SEPTEMBER 2017)

ISSUE: To determine the best course of action for VPM and CCR BOD to take regarding owners and RCI exchangers who were unable to use their CCR assigned unit during week 35 or part thereof. (9-16 September 2017)

POSSIBLE OPTIONS:

- 1. DO nothing – ignore the issue in a sense.**
- 2. Offer without additional fees another unit in CY 2017/18 at CCR (foreclosure or rental).**
- 3. Offer without additional fees another comparable unit in CY 2017/18 on the Gulf Coast within (x) miles of CCR. For example we would use a Gloria unit at Smugglers Cove and reimburse her the going rate.**
- 4. Reimburse appropriate parties (CCR owners) their 2017 maintenance fees who were inconvenienced by IRMA during week 36. Reimbursement would be maintenance fee divided by number of days without use. BOD could consider an additional stipend of “x” dollars.**

INFORMATION REQUIRED FROM VPM:

Number of owners and RCI exchangers during the period who could not use the resort (9-12 September).

Number of owners and RCI exchangers during the period who could not use the resort (9-16 September).

**Number of Maintenance, foreclosure and rental units available during week 36
Review of insurance coverage for CCR regarding loss of use/ accommodation during week 35.**

Letter from Mr. Deeb providing a legal opinion on the Liability of VPM and CCR for failure to provide contracted availability during part or all of week 35. He can offer possible resolution guidance which is certainly welcome but not required.

RESPONSE AS FOLLOWS: On Thursday, 14 September 2017, 16:56, Mark Bodine <camaroncove@msn.com> wrote: My first option would be to offer them a foreclosure week based on availability. So far I have had only 2 owners want another week to use. I would let the owners contact the resort in regards to the loss of their week from the hurricane. If we contact all the owners for this week, I am sure everybody will want something different in compensation. So far we have 18 owners who have come into the resort to use the remainder of their week. We have 4 rooms down for maintenance weeks which no one will occupy. 5 RCI exchangers have been reassigned to another resort by RCI and we have no obligation to compensate them. This leaves about 12 owners who might something. Mark

On Sep 15, 2017, at 3:01 PM, Mark Bodine <camaroncove@msn.com> wrote: I spoke to attorney, Brian Deeb today. Asked him about the loss of use for the week by the owners for hurricane Irma. He said the association had no legal obligation to reimburse the homeowners due to hurricanes. We talked about offering the owners who lost their week the option to use a foreclosure week at another date based on availability. Brian said that would be an option for the board to approve, but would promote good will with the owners who lost their week.

Also talked to Chelsea Chapman, our insurance agent about claim for homeowners loss of use for their week. No coverage for the loss of use from acts of God. Damage to the tiki hut and wall between the swimming pool pump room and picnic area will not meet the deductible for coverage. Mark

REVIEW OF POSSIBLE OPTIONS:

DO NOTHING

Does not meet the core values VPM or CCR BOD of customer service.

Least expensive option dollar wise.

Not the best option common cents wise (pun intended)

Invites bad publicity and drama in the future. Most risk in satisfying owners.

2. Offer without additional fees another unit in CY 2017/18 at CCR (foreclosure or rental).

Possible administrative burden and cost in attempts to meet and satisfy owner needs.

Addition wear and tear and incidental costs to unit. (Linen and housekeeping).

Loss of income as we are unable to sell the foreclosure and may need to pay the increased cost that is above the normal maintenance fee (Option 4).

True costs are not known but in theory could/should exceed option 4 at \$32K. (see Marks Data re approximately 12 owners may need to be compensated).

Offer without additional fees another comparable unit in CY 2017/18 on the Gulf Coast within (x) miles of CCR. For example we would use a Gloria unit at Smugglers Cove and reimburse her the going rate.

Possible administrative burden and cost in attempts to meet and satisfy owner needs.

Increased financial burden above the maintenance fees (option 4) due to the fee requirements of the other than CCR accommodation.

The owners would be eligible as beach club members to use CCR facilities.

However on the positive side CCR can sell the foreclosure units or derive rental income which is/was not possible under option 2.

However risk is high in my opinion using this option and true costs are not known.

Reimburse appropriate parties (CCR owners) their 2017 maintenance fees who were inconvenienced by IRMA during week 36. Reimbursement would be maintenance fee divided by number of days without use. BOD consider an additional stipend of “x” dollars.

This option has at face value the true costs for the 40 units at CCR impacted by IRMA.

Worse case 40 units at 700 per maintenance fee is \$28,000 reimbursement without a stipend and a \$50 stipend is an added \$2000 and at \$100 stipend \$4000 – approximately \$32,000.

This is a one-time administrative burden.

Cost can be less if some owners were able to use a portion of their week 36.

VPM STAFF RECOMMENDATION and PROCESS: (completed see “Information required from VPM above”

BOD DISCUSSION POINTS:

Letter to all owners of week 36 on the VPM /BOD approved option.

Week 36 at 9-16 September is the issue. Not any other weeks should be considered.

RCI exchangers should not be a CCR BOD concern - True or False?

Mr. Deeb guidance and CCR insurance company are key ingredients to resolution and impact the option chosen.

Drafted by Mike Shestok

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SCROLL DOWN TO SEE PREVIOUS MEETING MINUTES**

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 21ST, 2017
5:00PM

AGENDA

Approval of Board Meeting Minutes of July 19th, 2017
2018 Proposed Budget, Reserves & Real Estate Taxes
Housekeeping Contract.
Annual Homeowners Meeting and Running for the Board
Elevator Letter to Homeowners
Resort Renovations: (Balcony Railing and Carpet, Internet, Parking Lot Seat Coat, Generator, Tiki Hut, Wall
Between Pool Pump Room & Picnic Area, Front Room Door Shutters, Stairs/Ramp to the Beach)
Hurricane Irma
RCI Resort Rating
Homeowner Foreclosures For 2017 & CCR Sales
Policy & Procedures Manual for Resort & Staff
Old & New Business
Any Additional Matters That May Come Before the Board

ATTENDEES:

Mike Shestok, Vice President
Jay Cooper, Secretary/Treasurer
Flo McGee, Director
Rick DeJong, Director
Mark Bodine, VP of VPM
Jim Valente, President of VPM
Gloria Weir, Secretary of VPM
Marta Juharz, Owner

Approval of Board Meeting Minutes of July 19th, 2017: Mike Shestok asked if everyone had seen the minutes. All stated they had at which time Flo Mc Gee made motion to approve the July 19th, 2017 minutes, seconded by Jay Cooper, motion carried

2018 Proposed Budget, Reserves & Real Estate Taxes: Mark basically did the budget, taxes & reserves to stay the same, operating to be **increased** \$5.00, linen line has been increased and a new line item called professional fees for \$4,000. The professional fees are for reimbursement to Board Members & VPM Staff. Also instead of having telephone, cable & internet as **separate line items they are bundled** into one category. Rick asked if \$5.00 is enough, Mark stated it was since he is operating the same as in the past especially with the savings in property insurance. Last year taxes were increased \$10.00. Jay quite happy with only the \$5.00 increase, Flo felt it was great not going above last year. Mike appreciates VPM management fee staying the same did notice payroll having a 2.5 increase that is well

deserved. Maintenance increase and night staff/security and part time slight increase. The linen service went up \$8,000 and felt too much linen given out. Annual proxy count \$1,000 by the accountant, few years ago **it was \$700**. Mark explained that a few years ago **Keith Newman, CPA** wanted to see how it worked but realized it was more detailed than was expected. Last year the resort did not have to use the accountant for the proxies as there was no election. Mike Shestok made a motion to approve the budget package be mailed to the homeowners along with the annual reading material, Flo Mc Gee seconded, motion carried.

Housekeeping Contract. Everyone received letter raising weekend rate by \$3.00. Mike mentioned about the 5 year contract and they do a great job and a letter back to her that the rate will be approved at the annual meeting. Mike Shestok made a motion to approve Marta Juharz letter of September 15th of \$3.00, Flo McGee seconded, motion carried.

Annual Homeowners Meeting and Running for the Board: Mark stated Walter passed away and he had spent 2 weeks at the Cove and was very happy to be there. He will be missed and that an email blast was sent to the owners. Funeral is Saturday and it will be attended by Mark & Marta. There is a now a vacancy on the Board that can be filled by the existing members or wait till meeting. Sandy Farrell has expressed that she would not mind running for the Board. She offered to step in until the annual meeting. She could run with the existing members. Gloria asked if a quick resume could be put together so others could see it and know who Sandy is. Sandy lives in the Chicago area. Mike spoke about the situation when Allan & Ed resigned early in the season. Mike felt it was good to ask staff their recommendation. Gloria asked when the letter of Intent to Run might go out also the fact that when Karen resigned no one was nominated until Mike's resume was received for the annual meeting. There was another gentleman last year who ran with Rick. Flo liked the idea of sending the blast out for Intent to Run, Jay liked it also. Rick felt it was fine for now to run with the four members until forms were received. Motion made by Mike Shestok to send out Intent to Run form by email blast and respond back by October 14th, 2017, seconded by Rick DeJong, motion carried.

Elevator Letter to Homeowners: The letter that Rick put together everyone was happy with and it was agreed for it to go out with annual meeting data in October. Mike Shestok made the motion to approve the letter and have it mailed to the Homeowners in the Annual Meeting information package, seconded by Rick DeJong, motion carried,

Resort Renovations: (Balcony Railing and Carpet, Internet, Parking Lot Seal Coat, Generator, Tiki Hut, Wall Between Pool Pump Room & Picnic Area, Front Room Door Shutters, Stairs/Ramp to the Beach): Balcony railing going along as planned very good, hallway carpet going well, parking lot seal coat will be done over two weekends, one middle of October and then the third weekend. Notice has been sent to homeowners and church has agreed to let people park there. Generator had issues and the cost was less than planned. Ended up being \$700 to fix and it was fixed before Hurricane. Lost Tiki Hut and wall between picnic & pump area but Mark was not able to get quotes yet. Stairwell door replaced but needs to be painted. Time can only be set on the hour so it is set for 11PM to 7AM. Jay feels if that is the best then there is no choice. The clock gets the time from the reader card that is programmed at check-in. Rick felt this was a good time especially if you are coming back from movie or entertainment

gives enough time. Mike asked what time security leaves the property and during the week it is 10:30 and on the weekends it is 11PM and there are cameras that cover the doors. Flo felt time was good. Mike Shestok support recommendation stairwell doors open 7am and close 11pm, Jay Cooper seconded, motion carried.

Shutters to the front room doors. Mark said it can be tabled to next meeting. Cost would be \$3,000 and would be ordered from Home Depot. Rick felt now would be a good time. Mike Shestok made the motion to approve a \$4,000 plus 10% overage to the door shutters, Flo McGee seconded it, motion carried.

Stairs/Ramp the Beach. Possibly do a ramp. Stairs do not need a permit. With a ramp you would need permits. Looking for Board's ideas of possibly doing stairs with Trex material. Jay stated it would have to be larger and longer. There is a ramp right next to the resort. Flo felt to replace the stairs with Trex. Rick would like to explore the ideas of the ramp. Mark to gather information. Rick felt using the ramp at 24th street is an inconvenience and with the older owners the ramp would be a great addition. Information to be gathered for the annual meeting.

Hurricane Irma Four options (1) do nothing, (2) offer another week foreclosure or rental units (3) offer lodging up to Clearwater or St. Petersburg only problem not sure what charges are or (4) just tell people sorry it happened will return your maintenance fee or portion of it. Mark's thoughts first he wanted to thank the staff for coming in after the storm and back in operation right away. It became mandatory evacuation on Friday and Saturday made sure everyone was gone. By 10AM on Sunday you could not get on or off Indian Rocks Beach. The hurricane was downgraded to Category 1 which was great since there was no flooding just a lot of wind & debris. By late Monday afternoon staff was allowed back on the Island to begin cleanup. Bob, Misu, Marta & Anna began cleanup and power was on by 9pm. Tuesday email blast was sent stating we were back in business. Tiki hut and one wall by picnic area have to be replaced. A lot of people came back except for 13 owner no shows, RCI reassigned but 2 owners called to see if there were other options. If we have foreclosure week offer to them and good will to them and try to be accommodating to them. As they call and see what we can do on the foreclosure. Gloria also expressed that the resort could deposit into their RCI account and then they have 2 years to use it through the RCI Exchange. Jay Cooper thought Gloria's idea was good but also liked Mike Shestok's idea of reimbursed fees. Not the resort fault either case sounded good, reimbursement or alternate week. Gloria shared that once you start offering reimbursement be very careful. Flo felt the fee might be the way but after reading attorney letter this was a freak of nature. How responsible are we? Mark said he was having the meeting with the attorney and would get back to them but receptive to the idea of an alternate week and he would report back to them. Flo, what does RCI do? RCI did move people to other resorts and reimbursed them the exchange fee for the week of the hurricane (week 36). Flo moved to let Mark handle it the way he felt was best. Mark could offer them a week or deposit it. Rick did not want to respond just to the 2 people but felt a response was needed to be sent to all. There are 40 units minus maintenance weeks, 5 RCI but 18 showed up on Tuesday using rest of week leaving 13. Rick felt we needed to accommodate and offer them same package even 1 or 2 years Gloria stated that only 12-13 owners did not show but the others enjoyed the time. Rick feels it needs to be kept simple. Mark stated that out of the 13 some would not have showed up and not come at all and offering to 31 people there would not be enough foreclosures. Rick felt a letter needed to be

written and to be consistent. Mark not enough foreclosure weeks. Rick felt that over the next 2 years or maybe 3 shows good faith as the Board. Mark prefers not to do that. Rick felt to give them 2-3 years to exercise their right. Give them the extra week. Gloria felt to give Mark a few weeks see if anyone responds and see by next meeting how many contact him. Owners at other VPM asked (4 of them) and only 1 took advantage. Mike said there are 4 options and everyone feels we need to do something. No rentals up & down the beach. His take is to keep it simple and reimburse them their fees and be done with it. Gloria stated that usually the attorney advises not to give financial **reimbursement**. You could possible start a scenario of everyone wanting to be reimbursed. Brian has always steered us away. Mike read the Board the letter received from Brian which states the resort has no obligation to reimburse and give alternative inventory but would be a board decision. Rick stated not to refund but do something in good faith by offering them with another week. Whatever is decided it needs to be communicated to the owners. The Board is looking at options. It was suggested to write a letter. Mike asked Mark his feelings which he feels offer them a week or deposit it. Flo feels Rick's idea to write to them is a good idea. Rick asked Mark if he ever gets unit weeks when owners are not coming but Mark stated he cannot touch them because you never know if owner will show up. Mike asked if Jay had enough time but Jay unfortunately is going into hospital for some surgery. Rick expressed thoughts to Jay. Rick felt time is of the essence and wants to emphasize what Mark and his team did. The efforts made by Mark and his staff to get the resort by Tuesday as acknowledged. Rick agreed he would write the letter. The letter would be sent to all effected 31 and what direction they feel. Mark asked Gloria as to what she did and which she stated she called everyone to let them know the resorts were open. Jim felt to let Mark handle case by case because there might not be enough inventory and Mark felt that is the best scenario. Rick felt that it is important the Board be cognizant and gather data to make a good decision. Flo asked about maintenance weeks and that was agreed no since doing balcony, carpeting, etc. Jay felt it could be opening a Pandora box and to be careful what we do. Flo agrees with Rick but does feel act of **God, but Camaron** is not responsible but leave it up to Mark. Rick to write letter and gather information. Mike feels it could open Pandora box ask Brian his thoughts and possible table it to next meeting. Flo said they need to see Rick's letter. Jim stated about 10 years ago he researched about waiving fees and asked Mark Green to research it but you can't waive fees to anyone unless to everyone. Need to get something from Brian on matter of waiving fees. Mike stated not waiving just reimbursement. Once letter approved to get out as soon as possible no later than end of October.

Mark asked if the Board wants to discuss with Brian since he still feels to deal with it on an individual basis. Do letter and once approved by Board send to everyone affected and see what feedback is received. Mike Shestok made motion to approve Rick DeJong writing the letter and it being sent to those effected, Flo McGee seconded, motion carried.

RCI Resort Rating: Mark Bodine & Staff feels that the resort should accept Silver not Gold, we have achieved Gold Status and the issue is when you achieve Gold RCI members coming to the resort are disappointed because there are no activities, restaurants at the resort. Mark's recommendation is to keep Silver and then next year but he needs to respond to RCI. Jay stated people show up and we don't have the items Gold exchangers are looking for we are setting the bars are high & comments that resort is dated. Flo Mc Gee asked if there is any benefit of being Gold. Mark stated that it enables the owners to get into Gold resorts. Gloria that when an owner deposits their inventory they get the recognition as Gold...they still get the good trading power. Rick feels different and he feels we were appointed Gold and we should accept it, people who come know what they are coming to and it is very clear what we

have. Let's embrace it. Flo asked how many years we accepted it and Mark explained two years ago the resort accepted it and then it dropped back down to silver. People do not read and it is stated on their confirmation. Mark used the example of parking of cars, it states one and they still show up with two. Mike said his first year he followed Rick's thoughts but then realized Silver is the way to go. Mike Shestok made motion to accept the rating as Silver rating, Flo McGee seconded with Rick DeJong opposing, motion carried.

Homeowner Foreclosures For 2017 & CCR Sales Weeks 49 & 50 pretty much blown out with the sale. 5 at foreclosures. Gloria stated how Joann has sold some at \$2,495 and in couple of weeks look at weeks 44 & 45. What is the number of weeks in association name and Mark replied there are 22. Mark wanted to know about blow out at the \$999. Gloria asked for the list so she could reply the Board. Rick asked about fire sale. Mark stated that when we get into those weeks is when people show interest. Jay really had no comments and Flo was alright. Rick felt with that inventory to look at a fire sale after Gloria sends it. Mike's concern was inventory still at \$999 for weeks 49 & 50. Gloria will get with Joann and provide the Board with their comments.

Policy & Procedures Manual for Resort & Staff Mike stated Rick is still working on the front part of it. Table this matter until next meeting.

Old & New Business: Mike mentioned that Jay felt that the resort staff needed to be recognized and to **give** them **some** type of bonus for Irma. Recommendation \$1,000 to Mark and possibly \$500 to others. Those involved were Mark, Marta, Anna, Bob & Misu. Mark stated much appreciative. Possibly raise the \$500 to \$1,000 to give them \$250 extra. Gloria stated she gave her staff \$150 each. Mark stated \$1,000 and he will divide it among everyone. Jay happy with idea and but knows everyone went beyond to get the resort back. Flo \$250 each and Mark and \$1,000. Rick everyone should be compensated on getting the bonus. Extra \$1,000 to be disbursed as manager sees fits. Jay Cooper stated \$250 per employee, \$1,000 to Mark Bodine. Mike Shestok made the motion to add an additional \$2,000 to the payroll account for the bonuses, Flo McGee seconded, motion carried. Mark Bodine expressed his gratitude.

Mike has concerns about the return of the beach chairs 12-14 of them being left out. Not sure what can be done about it. Signs are posted on the beach. The people are told that if they get taken they will not be replaced. **Security is okay with returning the chairs to the CCR picnic area.**

Next regular Board meeting to be set for October 19th, 2017 at 5PM. There will be a quick Board Meeting to look at the letter Rick's working on to the homeowners regarding Hurricane Irma. That meeting has to be given 48 hours notice.

Mike asked if everyone had any other comments. Everyone wishes Jay good wishes for his surgery.

Rick wanted Mark to convey sincere regards to the Johnson family and thanked Mark & Marta in advance for attending on everyone's behalf.

Mark wanted to discuss the fact the resort cannot use the existing coaxial cable so wiring would need to be ran in the hallway with a ½ moon channel and it would be painted the same color as the walls. No cost to the resort for this. Housing the Cat 6E cable to the rooms and helps with the connectivity to the rooms. Mike Shestok made motion to run the cable, Rick DeJong seconded, motion carried. Not sure as to completion of it. Mark to let Board know.

Mike appreciated everyone's input for this meeting, Mike Shestok made motion to adjourn the meeting, Flo McGee seconded, meeting adjourned.

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 19TH, 2017
6:00PM

AGENDA

Approval of Board Meeting Minutes of June 15th, 2017

Common Area Renovations - (Luggage Cart Storage Area, Balcony Fence Replacement, Custom Floor Mat of Lobby, Ground Floor Stairway Door, Frame & Keyless Locks, Room Sliding Glass Doors & Seal Coat Parking)

Room Renovations – (Internet, balcony fence & carpet, hallway carpet)

2nd Elevator Vote

Homeowner Delinquencies

Policy & Procedures for Resort & Staff

Homeowner Correspondence

Discussion of Unfinished Business from Past Meetings

Old & New Business

Any Additional Matters That May Come Before the Board

ATTENDEES:

Walter Johnson, President

Mike Shestok, Vice President

Jay Cooper, Secretary/Treasurer

Flo McGee, Director

Rick DeJong, Director

Mark Bodine, VP of VPM

Jim Valente, President of VPM

Gloria Weir, Secretary of VPM

Marta Juharz, Owner

Approval of Board Meeting Minutes of June 15th, 2017: Mike Shestok asked if everyone had time to review the minutes of June 15th, 2017 and it was confirmed they did. Flo McGee made motion to approve the June 15th, 2017 minutes, seconded by Jay Cooper, motion carried.

Common Area Renovations - (Luggage Cart Storage Area, Balcony Fence Replacement, Custom Floor Mat of Lobby, Ground Floor Stairway Door, Frame & Keyless Locks, Room Sliding Glass Doors & Seal Coat Parking): The floor was turned over to Mark Bodine for updates on these matters. The luggage cart storage area was completed as of today. It does not hold as many he had thought but the ones in the lobby area have been placed there.

Balcony Fence Replacements will begin September 9th. Mark Bodine explained that they will cut the old ones out and then core drill new ones into the concrete for the new balcony posts. Then the fencing will be put in place. Once that is complete then the carpet installers will put new balcony carpet. Same

time the hallway carpet will be put in place. Rick asked approximately when the project would be complete and Mark stated by middle of November with the exception of 2 units in which one comes in May and one in July. Mark is hoping to move some people around by using Camaron Cove inventory in order to complete the project this year.

Floor Mat – Mark had received 2 proposals with approximate cost of \$500. The sample sent has the Camaron Cove logo along with a sea turtle. The color schemes had been sent to all Board Members one of which was yellow background and one aqua. Mark also had seen a sample at Stein Mart along with Jay seeing one at Sam's club but not with the logo on it. Mike asked Gloria to go around and ask each one their opinion and he felt this was a needed item as it is a sand catcher for people bringing things back to the room. Flo stated Aqua, Rick felt that as long as it had logo & name he would leave up to the staff, Walter stated aqua, Jay stated aqua & so did Mike. Walter Johnson made motion to purchase the carpet for outside the elevator in the lobby, Mike Shestok seconded, motion carried.

Ground Floor Stairway Door, Frame & Keyless Locks – this project will be complete by mid August. Flo asked about the times. The doors will be unlocked from 7AM to 10PM. If guests arrive after 10PM they will have to contact the room for someone to let **them in if are wanting to use stairways.**

Seal Coat Parking – Mark Bodine explained that there are 3 areas on the property that are in need of fill before placing new seal coating. The areas are one by the pool where the old **propane** tank was, one by the palm tree in front and one by the Camaron Cove sign. There were 3 quotes obtained for filling in the areas that needed it, black topping it, then seal coating it. Also included in the quotes was to paint the existing bumpers. The resort would need to purchase 6 new bumpers because of damage. The plan was to do the project in 2 week-ends. Mark had acquired permission from the church across the street for use of their parking lot with giving them a donation. First quote from Majestic Seal & Paint for \$3,995, second quote from Equal for \$4,650 and third from Suncoast for \$5,200. Mark's thoughts were Majestic. Rick asked Mark why he felt that way and it was because that rep was the most **approachable & knowledgeable** and when checking the references had the best feedback. Other costs would be \$600 for bumpers and \$300 donation to the church for total of approximately \$5,500. Flo McGee made the motion to approve the parking lot project using the company Majestic, Mike Shestok seconded, motion carried.

Glass Sliding Doors – Rick asked Mark if he had received another quote for the doors. The quote from Home Depot for Vinyl sliding doors was at a cost of \$312,000 but does not include any stucco work or repairs. A quote was received from Weather Tite for \$404,280. Mike asked about Pella windows. It was explained that they are the largest manufacturer but not installers. Mark stated that the Board Members could go to Home Depot and look at the doors which are called PGT. They come in Vinyl and Aluminum. Aluminum would be less expensive. The quotes provided were for vinyl. Rick's concern was it possible for the resort to get some form of contract since this would be a 3 year project. Jim suggested looking at Lowe's also because he had just purchased some windows and got a better price. Rick also suggested the possibility of having one installer for the doors and then a separate contractor for the repairs. Mark stated about looking for an engineer to help with the project. Jay has some information engineers that may help the resort and will provide information to Mark. Mike suggested tabling the matter until further information is gathered. Mike **also suggested to have Mr. Deeb review**

the contract so the resort feels somewhat protected on a multi-year contract regarding price increase. It was also suggested the possibility of a representative from one of the companies either attend the September Board Meeting or the Annual Meeting. This project would begin in September 2018.

Room Renovations – (Internet, balcony fence & carpet, hallway carpet): Mark explained that Spectrum still has not come up with a remedy for the new internet. He also had spoken to Tom Adams who has a management company and he is having same concern.

2nd Elevator Vote: At this time there was 822 yes votes and 693 no votes. The deadline was set for June 30th. Mark was looking for final input from the Board. Rick stated he would design a letter that could be sent to the homeowners stating the final count and that no second elevator would be installed. It was also asked how many weeks are owned by the resort in which Mike stated there were 25. Rick DeJong made the motion to vote the association inventory as a yes for the elevator, seconded by Mike Shestok, motion carried. The new count then would be 847 yes and 693 no. Rick will prepare the letter and send to the Board for approval that will go on the website, email blast and then mailed out with the annual mailing **to inform owners and have a record of the efforts made by the current Board and VPM to have a second elevator installed.**

Homeowner Delinquencies: Mark stated that at this time there are 18 unpaid accounts and felt the resort was in good position. If the accounts are not paid by end of July the foreclosure process begins. Rick asked when they could possibly be listed and it was explained not until the foreclosure process is over since the owner could stop it at any time. Mike asked as to when the \$999 sale was over and Gloria will check into. There are only 4 weeks left under that pricing. Mark asked about the November weeks and Gloria stated that her and Joann felt those prices should not be touched until end of November. Mark stated that Indian Rocks Beach has had the highest increase in property values. Mike asked Gloria to provide information regarding the \$999 and also November weeks.

Policy & Procedures for Resort & Staff: Mark typed up after the last meeting policy & procedure regarding letters to owners, service animals, beach pass but one matter that was still a little sketchy was compensation to the staff for errands and to the Board for travel. After brief discussion on what other VPM resorts do it was agreed that Mark will add on the new proposed budget for 2018 a line item of Board Travel of \$2,500. **The CCR/VPM staff was confirmed at .54 cents per mile for resort related errands for 2017/2018. Jay is working the format for reimbursement. Rick is also working a format for the policy portion.**

Discussion of Unfinished Business from Past Meetings: Nothing came up under this item.

Old & New Business: Mike wanted to make sure that the Banks are still secured with \$250,000 FDIC in which they are.

There was a brief discussion on the replacement of AC's. There is one backup left but Mark did find out that there are some options now available instead of replacing all new ones. It was asked about the roof which would be about \$60,000. Mark also reminded the Board that if they were ever to look into a new roof that is when the AC units would have to be lifted 36" off the roof top and new casings for

them. Rick also suggested that it be discussed in September earmarking some of the reserves to cover the cost of a new roof in 4 or 5 years time

Any Additional Matters That May Come Before the Board: Mike thought it would be a nice idea to send the owner of the insurance company a nice letter with regards to how helpful Chelsea has been with the process of obtaining the best insurance plans and prices for Camaron Cove. Walter to prepare a letter and send to the Board for their approval.

At this time it was decided the next meeting would be September 21st, 2017 at 5PM. No other matters came in front of the Board so Mike Shestok made motion to adjourn the meeting, seconded by Walter Johnson, motion carried.

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CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 15TH, 2017
6:00PM

AGENDA

Approval of Board Meeting Minutes of May 24th, 2017

Common Area Renovations - (Pool Fence, Lobby Painting, Luggage Cart Storage Area, Balcony Fence Replacement, Custom Floor Mat of Lobby, Ground Floor Stairway Door, Frame & Keyless Locks, Room Sliding Glass Doors)

Room Renovations – (cable TV and Internet, floor reading lamp, balcony fence & carpet, hallway carpet)

2nd Elevator Vote

Homeowner Delinquencies

Policy & Procedures for Resort & Staff

Reserve Study

Homeowner Correspondence

Discussion of Unfinished Business from Past Meetings

Old & New Business

Any Additional Matters That May Come Before the Board

ATTENDEES:

Walter Johnson, President

Mike Shestok, Vice President

Jay Cooper, Secretary/Treasurer

Flo McGee, Director

Rick DeJong, Director

Mark Bodine, VP of VPM

Gloria Weir, Secretary of VPM

Marta Juharz, Owner

Frances Walker, Homeowner (arrived ½ way through meeting)

1. Approval of Board Meeting Minutes of May 24th, 2017: Walter Johnson asked if everyone received the minutes and it was confirmed all did. Mike Shestok made the motion to approve the May 24th, 2017 minutes, seconded by Flo McGee, motion carried with Walter Johnson not voting since he did not attend the meeting.

2. Common Area Renovations - (Pool Fence, Lobby Painting, Luggage Cart Storage Area, Balcony Fence Replacement, Custom Floor Mat of Lobby, Ground Floor Stairway Door, Frame & Keyless Locks, Room Sliding Glass Doors): Mark Bodine at this point took over to bring the Board up to date on the projects.

Pool fence & lobby painting being completed tomorrow weather permitting

Luggage Cart Storage Area contract is signed and permit has been pulled. Mark is just waiting for date the contractor can complete the project. Walter asked where this area would be and everyone was reminded it would be on the southwest corner of the lobby entrance.

Balcony Railing contract is signed along with the balcony carpet & hallway carpet. Project should be begin September 9th. The new railings will be vertical with the required 4” separation and along the top will be a key west style. Mike asked if some remnants of the carpet could be saved for emergency repairs and Mark confirmed they usually are.

Lobby Floor Mat – Mark stated that the cost would be \$500 for 5' x 3' mat. The Board had a few suggestions so they went around to each Board Member and it was decided that the mat would have a sea turtle on it. Rick asked about one outside the office door but because of the door entry there would not be enough room. Mike Shestok made a motion to approve the \$500 expenditure, seconded by Rick DeJong, motion carried.

Frame & Keyless Locks for the 2 stairwells-the keyless locks have been ordered, which will have a timer on it. From the inside of the hallway there will be a panic bar that the guests can push to exit. Once the hardware has arrived Mark will then contact the contractors to install the new doors, door frames and then locks will be placed. Rick asked if it would be painted the same color, which it will.

Sliding Glass Doors for the Rooms-the cost will run over \$300,000 for the doors & installations. When the new doors are installed they will be of high impact, water resistant, better installation for heating & cooling. Currently there is only one quote from Home Depot. Another contractor is to visit Camaron Cove this Saturday so that Mark can submit to the Board a 2nd quote. When Mike stayed at the resort and spoke to Mark about this project the thought was do it in sections over a period of 4-5 years. Rick asked if the door is a heavier product, which was confirmed by Mark that they are. Because of the resort being on the coast the laws have become more stricter as to what type of installation must be in place. Rick asked if it would be aluminum or steel or vinyl. Mark stated that the product is vinyl. The new doors that Mark is looking at do come with a 10 year warranty including the wheels. The mechanism is heavy duty and has a commercial rating. Mike's concern was the locks because the existing one has a little piece you need to try and twist and turn to get the lock to release. The new ones are a lever that slides up & down. The doors have a heavier frame & heavier screens. The resort would need 80 in total, some units will need living room & kitchen, others will need living room & bedroom. Mark's recommendation is to possibly complete the front units (the 04 & 05 units) one year, then the side units and ending with the street side units. Rick asked if they would be more efficient with regards to cooling & heating. Mark stated they are tinted so it will be more efficient plus being tinted helps with the sea turtle season. Flo asked if a motion was needed but Mark stated not till he has all quotes in place. There also might be some extra costs involved if some additional stucco and patching work will be needed. Rick asked Mark to send a picture of the door he is looking at.

3. Room Renovations – (cable TV and Internet, floor reading lamp, balcony fence & carpet, hallway carpet):

Cable Television upgrades are installed and everyone seems happy with the digital stations in place which includes the sports channel.

Internet-cannot use existing wiring. Spectrum has suggested installing individual boxes in each unit which they would need to wire. The wire would then have to be run from the main control system to the units. The wiring could then be seen in the hallways. Spectrum will be letting Mark know what plan of action they come up. Rick asked if the internet is still working. Mark confirmed they are still running off the routers on the building. Each morning the system is rebooted. The existing system is not keeping up with the amount of bandwidth being used. Rick asked if there would be an additional cost and Mark stated no since the original package stated there would not be.

Floor Reading Lamps have been ordered and will be delivered tomorrow and installed in the units next week. Rick asked as to what location in the units they would be placed. It is being planned to be put by the chair in the living room.

4. 2nd Elevator Vote: Mark stated that another mailing was sent out 2 weeks ago and he felt that those who would respond would be more no votes. Gloria stated that currently there are 799 yes votes of the 1360 needed, and 634 no votes for a total of 1433 votes received. Rick feels it is very important to document the whole process that began last year to current for any future Board Members. Rick also feels it is important that once the Board meets in July that the Homeowners be notified possibly putting something on the website. It was also recommended that a constant contact (email blast) be sent at that time informing the homeowners that there will not be an elevator.

Mark shared what percentages are needed for different items. For the Annual Meeting you need 33.3% proxies returned. There are percentages needed for changing condo docs along with the 2022 ruling coming up. A short discussion was held on the 2022 issue and voting process for Camaron Cove, however, the Board agreed that mid 2020 was an agreed upon date for some initial planning to take place.

5. Homeowner Delinquencies: Currently there are 31 delinquent files which is normal for this time of year. The files will be sent to the attorney on Monday. Once the attorney has the files they send out a letter along with a deed in lieu of foreclosure. By August there is usually only a handful that will go to foreclosure.

6. Policy & Procedures for Resort & Staff: At the last meeting the Board began to put in place policy & procedure language that in the future would give good direction to future Board Members and to VPM. Items listed were Beach Club Users, Letters to Homeowners, Accident & Incident Reports, Service Animals, Bed Bugs, Board of Directors Compensation & VPM Employee Compensation. After the May meeting Mark prepared the beginning process, which currently has 3 pages. Rick feels that the Board needs to begin with the Policy and then consistent language on the procedure. Need to put all ideas together, formalize it and then it can be tweaked. Mark asked Rick if he could put his idea on the layout in writing and send back to him. This can then be discussed further at the July meeting. The items for compensation still need to be put in place such as amounts.

There was a brief discussion on the service animal situations and how it can be improved. Mark is going to ask Brian about the security deposit as more people are now arriving with animals. Mike had asked Nancy Walter since she just arrived to the meeting if she wished to discuss anything and service animals was also her concern. There needs to be more stricter procedures that the resort can do to protect the property.

7. Reserve Study: Mark had sent the Board a copy of the reserve study that was completed by IP Risk Services. Rick asked Mark if the roof replacement number seemed realistic. They had stated around \$200,000. Mark feels it would be more like \$300,000 and that would not include raising the AC units because when putting a new roof all units then have to be 42" off the roof line. If you had to replace a roof today there would possibly be a special assessment. Mark stated that the resort currently has over \$500,000 in reserves and next billing the resort will be collecting another \$306,000. On the reserve breakdown there is currently \$60,000 on the roof line item. Mark did share that when the Board votes on larger projects they can move line items around within the reserve funds. With money being placed in the roof line item it could possibly be done in the next 5 years. The next major project is the sliding doors.

The company is suggesting that an updated reserve study be done each year. The Board does not feel this is necessary. Mike Shestok made a motion that the next study be completed in 2021, seconded by Flo McGee, motion carried.

8. Homeowner Correspondence: Mark stated that currently he has received any new correspondences he had written to the owners regarding the awning and elevator concerns. Rick asked that Mark send copies of the letters and/or emails onto the Board so they can see the responses.

9. Discussion of Unfinished Business from Past Meetings: See Old/New Business

10. Old & New Business: Mike stated that when he was at resort the elevator did get stuck with someone in it. Bob (VPM employee) did a great job with calling the fire marshal. Concern was they claimed no access to the key box that the fire department has on-site. Mark spoke with Indian Rocks Beach fire department and situation was handled with the Largo fire department.

Mike reminded Mark that the telephone system still has a past employee voice on the machine. This needs to be updated.

It was also requested of Jay to prepare a mid-year view of the finances of the resort at the July meeting after seeing the June financials. Some items are overspent such as linens. Mark did explain that some items look over but over the course of the budget even out. One item would be property insurance. Since all insurance is paid in May it looks out of line but over the next 6 months it balances out.

Rick asked if the 2 restrooms on the bottom floor had been replaced and they were. Mike asked how the Board felt about a workshop meeting for September since there was one just in May. After asking each Board Member it was agreed that the September meeting would be by telephone conference.

Next meeting set for Thursday, July 20th, 2017 at 5PM.

11. Any Additional Matters That May Come Before the Board: None were brought up at which time Mike Shestok made a motion to adjourn the meeting, seconded by Flo McGee, motion carried.

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