

CAMARON COVE RESORT
2402 N. GULF BLVD
INDIAN ROCKS BEACH, FL 33785
888-596-8610 727-596-8610 727-595-9158(fax)
www.camaroncove.com camaroncove@msn.com

Camaron Cove Resort
Board of Directors Meeting
December 5, 2019

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on December 5, 2019 at 9:00 a.m. at Camaron Cove Resort 2402 N. Gulf Blvd, Indian Rocks Beach, FL 33785. Present were Mike Shestok, President; Sandy Farrell, Vice President; Jay Cooper, Secretary/Treasurer; Rick DeJong, Director, Flo McGee, Director was on telephone conference call. Also present were Jim Valente, Mark Bodine, Mark Green, Gloria Weir on telephone conference call from Vacation Property Management. Deb DeJong, Marta Juhasz, Anna Bennett and Max Klugman.

Mike Shestok stated the meeting with the furniture, fixture and equipment committee (FFE). The FFE committee has met a few times over the past months to discuss what needs to be replaced in the rooms. FFE committee are looking at sofa and love seat, stressless chair and ottoman, bed covering, flooring. Reserves will be used for this project. Estimated funds in the reserve by the end of 2019 are \$ 600,000.00. An additional \$ 324,000.00 will be added to the reserves in 2020. Finds allocated in the reserves for future expenses are for FFE, roofing, painting, paving and other projects.

Flo McGee stated that the FFE project is not going to be completed in a year. This project will be completed by doing something each year for the next few years. Flo stated that the priority should be furniture and bedding. Flooring in the next year. Rick DeJong was concerned about time to complete this project. We only have 1 maintenance week for each unit to complete this project starting in September.

The board discussed what projects should be completed by the FFE in 2020. Mark Green and Max Klugman presented to the board a handout of costs and items to be replaced. FFE committee and the board discussed the proposed renovations. Flooring for living and bedrooms, kitchen, entrances were discussed to have carpeting or vinyl LBT flooring, sleeper sofa and love seat with firm cushions and 8 inch foam mattress, stressless chair and ottoman, swivel chair, bed covering, bed skirts, mattress covers and bed bug covering, sunbrella fabric, master bedroom tv stands. Flo McGee said that the replacement of the drapes and appliances to be completed in future years.

Sandy Farrell asked if the proposal include tax, freight, labor to remove and install new furniture. Max Klugman said the proposal does not included these expenses at this time.

Max Klugman stated that if this project was going to be started in September 2020, he would need the order placed in February 2020 because some of the items will be special or custom made to ordered.

FFE committee to meet again on Wednesday, December 11 with Max Klugman and flooring contractor. Purpose of the meeting is to determine the fabrics color and design to be presented to the board for the furniture replacement at the next board meeting. Max to also update costs after the meeting.

Minutes of the October 24, 2019 Board of Directors Meeting was discussed. Board had some changes to the minutes. Sandy Farrell made a motion to approve the minutes with the changes. Motion was seconded by Jay Cooper which passed unanimously.

Mike Shestok discussed the agenda for the meetings on December 7, 2019. 4 meetings.

1. Timeshare Continuation Plan meeting. Keith Newman to send in letter certifying a quorum and votes from the homeowners to continue until 2022. Mark Bodine will record the continuation documents. Copy to be sent to the homeowners and posted on the web site. Rick DeJong has written a time line on the continuation plan and cost. Sandy Farrell made a motion to post his time line on the website. Motion was seconded by Rick DeJong which passed unanimously.

2. 2020 Budget meeting. Sandy to talk on finances, improvements and renovations at the resort. Board and Management to answer any questions the homeowners may have on the proposed budget. Jim Valente said that the average timeshare fees for a 2 bedroom and 2 bath unit is \$ 1,000.00 Camaron Cove fees for 2020 will be \$ 730.00 to \$ 740.00. Mark Bodine stated that there were only 5 foreclosures in 2019. Currently there are 14 foreclosures for sale. This is the lowest number of foreclosures in years.

3. Annual Homeowners Meeting to elect a Board of Directors and vote on reserves for 2020. Board of Directors to remain the same. Mark, Sandy and Jay to talk about reserves and projects completed from reserve funds. Reserves increase \$ 10.00 for 2020. Reserve funds to be spent on renovations of the rooms.

4. Board of Directors meeting. Election of board positions. Agenda for board meeting.

Mark Bodine discussed the completion of maintenance projects. Sliding glass door and windows in all rooms have been completed. Beach Access gate and lock installed in the picnic area. Residents are required to have a lock code to open the gate when entering the resort from the beach. Exterior building inspection and repairs to start December 11. Flooring repairs between units 101 and 108 starting December 9. A new whirlpool heater was installed at a cost of \$ 4,100.00. Sandy Farrell made a motion to approve the \$ 4,100.00 for the cost of a new whirlpool heater. Motion was seconded by Jay Cooper which passed unanimously.

Letter from Pinellas County to allow beach nourishment sent to the resort. Letter must be approved by the Board of Directors to allow beach nourishment in front of the resort in the future. Mike Shestok signed the approval letter.

Housekeeping contract and bonus were discussed. Housekeeping contract expires December 31, 2020. Extending the contract for 3 years was discussed. Mike Shestok made a motion to extend the housekeeping contract for 3 years until the end of 2023. Motion was seconded by Sandy Farrell which passed unanimously. A housekeeping bonus was discussed. Mike Shestok also made a motion to give housekeeping a \$ 1,500.00 bonus for their great work this past year. Motion was seconded by Rick DeJong which passed unanimously.

Gloria Weir sent new proposed letter head to the board with sea turtles. Rick DeJong made a motion to approve using the new sea turtle letterhead for the resort. Motion was seconded by Mike Shestok which passed unanimously.

Mark Bodine said that due to the special Indian Rocks Beach City Fire Department increase that was approved by the voters in March 2019, there is not enough funds in the Real Estate Tax account to pay the taxes in November 2019 and get a 4% savings. Timeshare voters are not registered voters in the City of Indian Rocks Beach and were not allowed to vote. Mike Shestok made a motion to transfer \$ 4,000.00 from the miscellaneous account to the Real Estate Tax account so the taxes could be paid in November and get the 4% savings. Motion was seconded by Sandy Farrell which passed unanimously.

Foreclosure sales. Mike suggested the Camaron Cove Resort current foreclosure sales be set at \$ 1,995.00. There are 5 current units scheduled for non judicial foreclosure December 4. Once the resort received the recorded deed , Gloria Weir will send the board a list of those weeks for their review and pricing before placing on the sales list.

Rick DeJong to send a nice thank you card from the Board of Directors and management to attorney, Brian Deeb and CPA Keith Newman for their years of service to the resort.

Rick DeJong discussed the RCI silver and gold crown awards. Camaron Cove received silver crown for 2020. In 2019 the resort received Silver Crown and accepted Silver Crown. In the past Camaron Cove has received gold crown. His concern was if the resort receive gold crown why did the board approve silver crown. Gloria Weir stated that there are certain criterior RCI has to achieve gold crown status such as check in, unit maintenance, unit housekeeping, unit quality. Scores are based on the RCI exchanger comment scores of the resort. Mark Bodine stated that the biggest complaint he receives from RCI exchangers is that the rooms look old and outdated and the furniture needs to be replaced. Gold Crown resort exchangers are looking for lots amenities, activities, restaurants, additional services Camaron Cove does not offer. Rick suggested in the future, the board at that time consider accepting RCI Gold Crown if awarded or go to Silver Crown.

Current newsletter sent to the homeowners in October with the annual homeowners meeting material was discussed. Add newsletter to the website but change to all floors have a defibrillator and remove the word bid and add a process has been initiated by the committee. Also have the board review materials before sent to the homeowners. Sandy Farrell suggested the board review the current newsletter and make any changes before posting on the website.

Roof plan discussed. The roof is 40 years old and will need to be replaced at some time. Rick DeJong suggested adding solar panels to the roof. Mark Bodine to look into solar panels. Reserves to be increased by \$ 10.00 over the next few years because of the age of the building and necessary replacement costs. Mike Shestok suggested if we do solar panels to do it at the time we replace the roof. Current funds in the reserves for roof replacement is \$ 300,000.00.

Mike Shestok brought up the resort=s documents review. Jay Cooper said that there are different resort documents that exist. Jay Cooper to send a copy of the Camaron Cove Resort documents he found recorded in county records to the board and management

Rick DeJong discussed the Camaron Cove Resort staff working to enact the mission statement. How does the staff measure, demonstrate and live the mission statement? Goals to be set by the staff. A comment survey paper is handed out to residents at check in to rate the resort and staff. Rick to review the survey and recommend any changes. Sandy Farrell to see if she can find survey form she received from her Hilton timeshare resort.

Mike Shestok talked about vehicles charging electric cars using the resort=s electric outlets. Recently a vehicle used the electric outlet by the water fountain in the picnic area. Flo McGee recently noticed vehicles using the electric outlet recently and told them this is not allowed. The residents said they will write the board. No letters have been received from residents concerning charging vehicles recently. Electric vehicles are not allowed to run extension cords on the property to charge electric vehicles. Mike suggested adding no charging of electric vehicles to the parking permits and the information book in the rooms. Mike suggested fines for residents charging vehicles at the resort.

The board discussed smoking at the resort. Currently smoking is not allowed in the rooms, but on the balcony and designated smoking area in the picnic area. Attorney Brian Deeb did a letter to the board a few years ago about smoking at the resort. Mark Bodine to find the letter and send to the board.

Mike Shestok discussed a recent incident with the resident in room 503. A meeting with management, a board member, housekeeping and the resident was held a few weeks ago and the incident resolved and closed.

Rick DeJong still working and writing the policy and procedures manual.

Mike Shestok discussed the information book in the rooms and made some suggestions for changes. Mark Bodine asked the board to review the information book in the rooms. He usually updates the book for the first of the year. Some suggested changes are adding the night staff telephone number in the book, no charging of electric vehicles in the book and parking permits, no smoking in the rooms and balcony, only in the designated smoking area in the picnic area. Rick DeJong suggested adding supplies available from the office such as crock pot, wok, etc. Mark Bodine would like to have the input on the from the board on the book by December 15, 2019.

There being no further matters to come before the board, Mike Shestok made a motion to adjourn the meeting. Motion was seconded by Rick DeJong. Motion passed unanimously.

Meeting adjourned at 3:30 p.m.

Respectfully submitted.

Mark Bodine
Vice President, Vacation Property Management, Inc.
Camaron Cove Resort Manager