

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 18TH, 2018
5:00PM

AGENDA

Approval of Board Meeting Minutes of December 9th, 2017
Common Area Renovations: Internet, Front Room Door Shutters, Tiki Hut Roof, Hot Water, Pool Showers
Repairs & Painting Gulf Front Balcony, Beach Ramp & Stairs
Room Renovations: Sliding Glass Doors, Sofa & Loveseat Cleaning
Defibrillator
Mission Statement
Foreclosure Sales & Homeowner Deed Backs
Policy & Procedures Manual for Resort & Staff
Reader Board
Website Cost
May Workshop
Old & New Business
Any Additional Matters That May Come Before the Board
Date of Next Board of Directors Meeting

ATTENDEES:

Mike Shestok, President
Sandy Farrell, Vice President
Jay Cooper, Secretary/Treasurer
Flo McGee, Director
Rick DeJong, Director
Jim Valente, President VPM
Mark Bodine, VP of VPM
Gloria Weir, Secretary of VPM
Joann Evans, VPM Employee and Sale Agent
Marta Juarez, Homeowner
Paul Brownell, Homeowner
Pat Sullivan, Homeowners

Approval of Board Meeting Minutes of December 9th, 2017: Mark Bodine explained that there were 3 sets of meetings on December 9th, 2017. The first meeting was a Board Meeting to approve the 2018 Budget, 2nd Meeting was the Annual Meeting and 3rd was Board Meeting to elect positions to the Board. The Annual Meeting Minutes do not get approved till next annual meeting. Mike Shestok made the motion to approve the two Board of Directors meeting minutes, seconded by Flo McGee, motion carried.

Common Area Renovations: Internet, Front Room Door Shutters, Tiki Hut Roof, Hot Water, Pool Showers
Repairs & Painting Gulf Front Balcony, Beach Ramp & Stairs.

Internet – Spectrum has completed all the wiring to each unit but they now have to set up the IPS address to each one of the units. This should be completed by end of January. It was expressed to them how displeased the resort has been with the process. When the agreement was signed it was for a five year period. The agreement was signed a year ago so Mark made it clear that he wants the five year contract to begin once everything is complete and Spectrum

agreed to it. Mike reminded Mark that VPM would like to purchase the old equipment for one of their other locations. Price stated at this meeting was \$500. Mark to let Gloria know when Spectrum is done so the old equipment could be picked up.

Front Room Door Shutters – shutter panels located on each side of the front doors are being replaced with a composite shutter and painted the darker teal color to coordinate with the color scheme for Camaron Cove.

Tiki Hut Roof – the company will begin next Monday to build new wooden frame underneath and replacing the fronds.

Gulf Front Balconies – Mark stated that on the front units some concrete has cracked and once patched will need painting. The Daily Group who painted the building has stated they could rent a boom lift from Sunbelt for \$1,839 for a week and once they are complete the lift could be used for trimming of the palm trees on the property. The cost for repairs and painting would be \$3,800 for a total project cost of \$5,639. Mike asked everyone for their thoughts. Sandy felt it was needed to make sure it does not weaken the balconies and being the resort was actually getting two jobs done with the lift it made sense to do it. Rick & Flo felt it needed to be done. Jay Cooper agreed to have it completed before it gets any worse. Rick DeJong made the motion to approved \$6,000 for the project, seconded by Sandy Farrell, motion carried.

Hot Water Supply for Swimming Pool & Spa Showers – Mark obtained a price for two tankless waters heaters of \$1,669, the plumbing would be \$736 and permitting \$150 for total cost of \$2,555. Mike asked if a drain would be needed and according to what the county has stated it would not. There were many concerns as to what the resort would supply for the showers. It was stated that there would be no soap dispensers or soap offered. Sandy Farrell stated that even with people jumping into the pool without taking a shower other than to just rinse off the sand the water quality has still been maintained also reminded everyone that the reason this matter came up is because a homeowner at the Annual Meeting requested it. She reminded everyone that Mark is licensed and checks the chemicals daily. Rick shared how cold the existing shower is in the winter months. Jay Cooper stated that the existing shower has been there for 30 years with no complaints. Flo agrees with Rick but restated “no soap”. Mike Shestok made the motion to approve the tankless heaters with plumbing & electric of \$3,000 as long as the county when permitting agrees no drains are needed, seconded by Flo McGee, motion carried. If drains are needed then Mark would have to find out from a plumbing company if it would be possible then report back to the Board before beginning the project.

Beach Ramp/Stairs – currently the stairs to the beach are in need of replacement. It also has been discussed about the possibility of a ramp instead of the steps. Mark explained that there would have to be two sets of permits, one from the State and then Indian Rocks Beach. The permitting from the State would cost approximately \$500, and Indian Rocks Beach \$200.00. The cost for composite material for steps would be \$3,500 and no permitting required since the resort would only be replacing existing stairs.. The cost for the ramp would be \$7,000 and would have to meet ADA requirements such as having rails on it. Jay Cooper reminded that an engineer would have to design the ramp which would cost around \$2,000. Approximate total costs for a ramp could run around \$10,000 to \$12,000. Rick reminded the Board that there are still funds from the BP claim that could be used for this project. Sandy stated that the population is aging and would be easier for people to use ramp versus steps with taking items back and forth to the beach. Flo’s concern was erosion of beach. The ramp would have to be about 60’ long. Mike did ask the two homeowners on the conference call their opinions and Pat Sullivan felt it is a convenience but not a necessity. Paul Brownell felt it would help with carrying chairs and wagons and would be nice for Camaron Cove to have. Rick stated that Mark should spend about \$1,000 to check with engineer and get their opinion. Jay will supply Mark with the names of some people. Mike wants Mark to check with the insurance company, meet with Indian Rocks Beach, get basic engineer plans and speak with Brian Deeb (legal counsel) and report back at the February meeting. This matter was tabled till then.

Pool/Balcony & Beach Chairs – Mark requested that he be able to order balcony chairs for \$1,158, pool chairs for \$1,140 and more beach chairs for \$600 total cost \$3,670. Flo asked where they would be stored and it would be in the generator room. Sandy Farrell made motion to approve expenditure up to \$4,000, seconded by Mike Shestok, motion carried.

Room Renovations: Sliding Glass Doors, Sofa & Loveseat Cleaning: In response to several homeowners concerns to the Board about the couches Mark had a company clean one the couches & loveseats in the units which really turned out well. Rick was present to see it completed. To do the other couches and loveseats would be \$5,000, dining room chairs \$1,200, sealant would be \$1,000 for total cost of \$7,200. The company would complete the project over three weekends. It is expected that the cleaning will help extend the useful life of the furniture. Sandy Farrell made a motion to approve \$8,000 for this project, Mike Shestok seconded, motion carried.

Sliding Glass Doors – Mark met with Dynamic along with Rick to discuss the installation and type of doors that would be in place. New sliding doors with frame would be larger than existing doors. They would have to use a concrete saw to cut the opening, place the new doors in place and then frame out the trim in which a composite molding would be used. This would be a three year plan. Their suggestion was to do the middle units first year, front units second year and then street units third year. September would be the month for the project since four to five units are in maintenance. The new doors would meet the codes of today which are high density impact glass and tinted. The company also suggested replacing the windows at the same time. Jay's concern was if the same doors/windows would be available from year to year since it is being spread over three years. Mike asked Mark to send Sandy the information on the doors so she could possibly go to Home Depot and look at them. Mike also felt it he would like for Brian Deed to put some sort of contract together once Mark has obtained all the pricing. Jim asked if the resort had enough in reserves to fund the large project and it was confirmed by Mark that funds are there plus another \$300,000 would be added to reserves this year. Matter tabled till all figures are in.

Defibrillator: Mark spoke to the fire department and they felt that Camaron Cove would be a good samaritan by having the equipment. Insurance company stated the same. Both recommended the CPR course along with course on the defibrillator. The course is free and offered at night. Gloria shared that it is not just the employees that could use it but if a person staying at the resort needs it they could use it. The equipment is inside a metal box with glass window and comes with easy to operate instructions. The cost for the equipment is \$1,500. Mike asked each Board Member where they felt the equipment should be placed. Mike Shestok made motion to purchase the defibrillator for \$1,500 and be installed by picnic area, seconded by Sandy Farrell, motion carried. Flo suggested giving staff who took the class a \$100 gift card. Flo McGee made the motion to approve the \$100 gift card, seconded by Sandy Farrell, motion carried.

Mission Statement: Mike originally wanted everyone to come up with a mission statement not realizing that VPM already had one. "Striving to Provide The Ultimate Vacation Experience Through Excellence In Services & Hospitality". After hearing everyone's thoughts and opinions it was decided to add the word "beach" in front of vacation experience. Mike Shestok made motion to approve the statement, seconded by Rick DeJong, motion carried.

Foreclosure Sales & Homeowner Deed Backs: Mark spoke about deed backs. In the past when an owner does not pay their fees and all attempts are made by the resort it is turned over to Brian Deeb and they send out the notice that a lien will be recorded against them and if they wish to deed it back at that point the cost to the resort has been \$150 instead of full foreclosure rate of \$400. Mark was asking the Board if they want to continue to have the resort pay it or inform the people that it would cost them the \$150 to give up their ownership at the resort but only if title is clear. If there would be additional costs because of title they still would have to pay for it or let it go to foreclosure which would be recorded against them. After discussion by the Board Members Flo McGee made the motion for the homeowner to pay the \$150 seconded by Sandy Farrell, motion carried.

Gloria had sent out the list of foreclosures left for sale of which there are 14. Before discussion Gloria wanted to express to everyone how great Joann Evans has done with 78 sales for 2017 of which 55 of them were foreclosures giving the resort \$79,000. With the remaining 14 foreclosures VPM was asking the Board if they wish to do a 20% reduction for February & March. Flo stated it should be called "sweetheart sale". Mike Shestok made the motion for the 60 days period to reduce by 20%, seconded by Flo McGee, motion carried.

Policy & Procedures Manual for Resort & Staff: Since everyone received the updated version of this today this item was being tabled till next meeting. It was asked by Rick & Mike for everyone to read very carefully and give their comments, corrections or thoughts back to Rick in enough time before next meeting. Everyone thanked Rick for putting this together.

Reader Board: Gloria had met with Rick last week and two boards are being designed. One will be located in the picnic area and one in the lobby. The one for lobby may be placed on the wall. Once both are laid out and Board approves the layout location will be determined. One board will have pictures and highlights of the resort and the other will have announcements about specials with sales or events going on in the area.

Website Cost: VPM/Cameron Cove website was hacked over the Christmas Holiday. A new one is being designed and should be live within the next thirty days. The company designing the website is Grapevine Communications out of Sarasota, Florida. Jim asked everyone to look at their website and some of the projects they have done. Cost for Cameron Cove would be \$1,232. The company will use pictures and video that Kyle Bennett (VPM employee at Cameron Cove) and if additional pictures are needed from Kyle or Grapevine there might be some additional costs but very minor. Mike Shestok made a motion to approve \$1,500 for the new website, Flo McGee seconded, motion carried.

May Workshop: Mike felt that the workshop last year went very well and would like to have another one during week 20 or 21 this year (May 19th-June 2nd time). During that time of year Mike & Sandy are at the resort, Jay might be able to take a day off and Flo should be in town. Mike asked everyone to look at their calendars and it will be discussed at the February meeting. Rick did state he would be away from home during that time but still would be able to dial into the meeting.

Old & New Business: Mike wanted to remind everyone that the other item not discussed tonight but needs to be on future agenda is the roof. Sandy also wants to discuss the inside hallway railings. Mark will obtain a cost of the inside railings.

Any Additional Matters That May Come Before the Board: Mike asked Paul Brownell if he had any matters to discuss and thanked him for his patience since it was a long meeting. Paul has had his week listed for sale since 2010. An offer was accepted in July & September and it seems there has been some lack of communications between all parties. The matter is trying to get resolved. Mike did state that listings/sales is a matter for VPM not the Board. As the Board likes to know what is happening they cannot voice their opinion. Jim agreed to speak with Mr. Brownell tomorrow.

Date of Next Board of Directors Meeting: Next meeting is being set for Thursday, February 22nd, 2018 at 5:00PM.

Sandy Farrell made the motion to adjourn the meeting at 7:25PM, seconded by Mike Shestok, motion carried.