

CAMARON COVE  
BOARD OF DIRECTORS MEETING  
MONDAY, JUNE 17<sup>TH</sup>, 2019  
5:00PM

AGENDA

Approval of Board Meeting Minutes: May 22, 2019  
Homeowner Comments and Correspondence  
Fire Inspection – Stairwell Doors  
Homeowner Delinquencies  
Beach Club  
2018 Audit Journal Adjustments, New Chase Bank Account.  
2022 Timeshare Continuation Letter.  
Any Other Matters That May Come Before the Board

ATTENDEES:

Mike Shestok, President  
Sandy Farrell, Vice President  
Jay Cooper, Secretary/Treasurer  
Rick DeJong, Director  
Jim Valente, President of VPM  
Mark Bodine, VP of VPM  
Gloria Weir, General Manager VPM  
Roxanne Grover, Asst to Mgt at CC for VPM  
Marta Juarez, Homeowners

1. Approval of Board Meeting Minutes: May 22, 2019: The first set of minutes were for the meeting with Brian Deeb on the morning of May 22, 2019 for two matters, 2022 Timeshare Continuation and Sunshine Laws Impact on Camaron Cove Board of Directors. No changes were made at which time Mike Shestok made the motion to approve the minutes, seconded by Sandy Farrell, motion carried.

The next minutes for approval were the Board Meeting minutes of May 22, 2019 at the resort. No changes were made at which time Mike Shestok made the motion to approve the minutes, seconded by Sandy Farrell, motion carried.

2. Homeowner Comments and Correspondence: There was a letter received from a homeowner (NY) regarding a few matters. Sandy Farrell summarized it for the Board. The Homeowners concerns are the 72 hour call in to use the facilities, number of people and who is entitled to use the beach club privileges. The homeowner has grandchildren who now drive. Jay Cooper will put together a letter along with Rick's advice and send to the other Board Members for their review.

3. Fire Inspection – Stairwell Doors: Mark Bodine reported that the Fire Inspector is very pleased with the updates at the resort. The only item still needing to be completed is the east stairwell doors and equipment. The cost is \$9,051.69. Once that is complete the Fire Inspector will sign off that Camaron Cove is in compliance. The Fire Inspector will give Camaron Cove a pass on the laundry facilities on the 2<sup>nd</sup> floor since they have sprinklers in that area. Rick DeJong made the motion to approve \$9,500 for the east stairwell project, seconded by Mike Shestok, motion carried.

4. Homeowner Delinquencies: Mark reported that there are 19 files that were sent to Deeb Law Group in hopes of collection. The accounts have had another \$80 added for the letter that Deeb Law Group has sent out. Of the 19 files 2 have agreed to deed back to the resort.

5. Beach Club: Last month a reminder email blast was sent and unfortunately a mistake was made and only 4 people were typed instead of 6. Gloria stated it was same as previous one but Flo & Sandy confirmed that previous one stated six. Flo felt that 72 hours is too much. It is understood that amount of notice was approved in February. Mike asked each Board Member their opinion on amount of time including Mark & Roxanne. It was agreed that the policy would be amended to read up to 48 hours notice and on first come, first serve basis. Sandy had mentioned that if each unit was occupied with six people there would already be 240 people using the facilities in house and this did not include beach club users. When Mike was at resort last month it seemed there was a situation where an owner showed up demanding the bracelets and actually was not telling the truth. Sandy over past couple of weeks has also witnessed owners/guests taking advantage of the situation. Mark and Roxanne both stated that they have started a list in the office of who is using facilities and who have not called in advance. It was recommended to send those who did not call in advance a reminder memo on how the beach club works.

A quick discussion on the type of wristbands to be used. Mark stated that the paper ones work since they are Velcro and fit any size. Then the question of how many beach club users should be allowed before resort management turns people away. At the end of the discussion it was agreed to 36 people per day.

6. 2018 Audit Journal Adjustments, New Chase Bank Account: Mark Bodine & Sandy Farrell met with Keith Newman, CPA to review the audit notes prepared by Kenneth Kandefer's office. Mr. Newman is preparing a letter to send to Board providing explanations to the audit notes. Also reconciliation reports for December through May will be sent.

Mark Bodine and Jay Cooper have been to Chase Bank to open a new account for \$249,000. Jim Valente will make an appointment to stop by Chase Bank upon his return this weekend.

7. 2022 Timeshare Continuation Letter: After several drafts of the package that will be sent to the Owners within the next month the two matters that the Board wanted an answer on was if under tenants in common if it should be 51 owners per unit week or 52. Gloria Weir had spoken to Brian Deeb, legal counsel, and since the 52 unit week is deeded to the association it still would remain 51. The other matter was for owners with multiple unit week ownership. Gloria added a note on the ballot "if multiple weeks you can put an attachment". The package looked fine to all Board Members at which time Mike Shestok made the motion to approve the continuation package for mailing, seconded by Rich DeJong. There will be a meeting set up for someone from VPM main office to meet with VPM staff at Camaron Cove to express the questions that may be brought up by owners and how to explain to the Homeowners. There also will be times where a little homeowner gathering can take place after the coffee & donuts on Monday for questions and answers.

8. Any Other Matters That May Come Before the Board: Other matters of discussion was a higher fence and additional keyless locks for the pool, spa and beach access. Mark stated the cost would be approximately \$1,500. Beach club users would have to sign in at the office and get a key card to access those areas and then return the card at end of stay. The card would be activated just for the day of use.

The discussion resulted with Rick working with Mark as to the procedures and location as went from pool/hot tub and beach gate to Beach gate – housekeeping hallway gates and picnic area.

The cost for a higher fence would be very expensive and felt not needed at this time. Jay discussed the fact of removing the existing fence put a concrete block knee wall and place the fence back on top in order to prevent people from hopping over the fence.

Next meeting set for Thursday, July 18<sup>th</sup>, 2019 at 5:00PM.

Sandy Farrell made a motion to adjourn the meeting at 6:30PM, seconded by Mike Shestok, motion carried.