

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 3rd, 2020
3:30PM

AGENDA:

Board of Directors Meeting Call To Order and Roll Call
Mike Shestok Passing Away
How To Honor Mike Shestok – Plaque, Donations to Charity, Newsletter, Flowers, Email Blast to Homeowners
Board of Directors Succession Planning
June 18th, 2020 Board of Directors Meeting – Time, Agenda
Open Items – Picnic Area Gates, Cyber Insurance
Any Other Matters That May Come Before the Board

ATTENDEES:

Sandy Farrell, Vice President
Rick DeJong, Secretary
Jay Cooper, Treasurer
Flo McGee, Director
Mark Bodine, VP for VPM (Resort Manager)
Jim Valente, Owner VPM
Gloria Weir, GM for VPM
Roxanne Grover, Assistant Manager
Joann Evans, Sales for VPM

Meeting called to order at 3:37PM

Sandy stated she wanted to call the meeting so we discuss the unexpected passing of Mike Shestok, President to the Board of Directors. Sandy mentioned that Rick thought we should have Moment of Silence to Honor Mike Shestok.

When you hear the recording that Mark that just played it was Mike's saying "what are you are going to do "Life Happens" and how appropriate it was for Mike

Sandy wanted everyone to say any experience or thoughts they had about Mike Shestok.

Jim Valente talked about Mike's saying "the three leggers stool" and how "Mark shooting ahead of the ducks". Jim stated how Mark, Gloria and himself have sat in over hundreds of meeting, but with Mike he always gave everyone a chance to talk and tried to keep the meetings as quickly and productive as he could. Also felt he was better off from knowing him.

Flo McGee stated how funny it was the year she got on the board. Jay, Mike and herself running for 2 spots and Jay & Mike got the 2 spots and at the annual meeting but how Mike even gave her a note with his numbers on it and ever since then and have called each other. It was right after the meeting when Allan decided to step down from the Board and Walter became president and she then took a position on the Board.

Jay Cooper stated how very productive the resort has been Mike got on the Board and was a good leader Mark stated how supportive Mike was on the staff and made it known that they were the biggest investment and talk to everyone individually and then they would just chat about day to day matters

Gloria Weir stated that in the beginning she thought he was just this gruff person. Then after a few conversations she understood Mike just wanted everyone to do their part and he would sound frustrated but by end of conversation they would share about families and his worries about Melva. From that point forward their conversations would open up about her Mom and then his families. She also mentioned when she received a little box with wood in it and had no idea of why. Then Mark explained that the wood came from a tree that Lincoln stopped by on his way to make a Gettysburg speech.

Jay Cooper said the same thing how Mike would send him clippings about the Golf Masters and how he had one of the twigs from Mike in house. He stated that when he first met him he felt he was giving him the evil eye and leering at him. Gloria also asked Rick, since he shared that Mike would send him clippings of theatre materials.

Joann Evans stated she has a piece of the tree sitting in the office and has it on display on the office. Mark shared how he took a piece to a friend of his at Largo High and shared the story so now he tells all the students about the wood.

Rick DeJong's personal thoughts about Mike Shestok were:

- possibly as a reflection of his military background serving his country in so many ways around the world and on the continent, he could be a bit impatient with people and could challenge their views with comfort and ease.

- yet, when you waited him out and started to listen to his words and to the courtesies he extended when he knew you cared, he softened, was more diplomatic, and honestly inviting in his approach.

- as much as he believed in organization and responsibility, he fundamentally believed in shared decision-making and made us, as Directors and VPM staff, accountable to the things we said we would do. He took on too much as President, but strategically shared the load with the rest of the Board. Now that's leadership. As a result of his leadership, in my opinion, the Board and VPM have been highly effective in seeking and achieving our common goals, with harmony as well.

- I will miss his Mike's "ism's" like "Don't feed a dead horse" that he so casually sprinkled in our meetings.

- I will miss his genuine kindness that he bestowed on us all through his small deeds, his personal conversations, and sharing only a select few insights in his "retired" life. He obviously had medical concerns on his horizon, but downplayed them to our ultimate shock when he left us so suddenly.

- I will miss his leadership and example on the Board, but know that we are in very good hands as an existing Board – a tribute to his legacy of capacity building. As well, his faith in Mark and his gang, Gloria, Jim and VPM was based on his knowledge that we are professional, caring and committed people who genuinely love and care for CCR.

- Finally, I will miss Mike as a colleague and friend who loved Melva, his family, his friends, his work, his community, and his country. After a long day of work and a lifetime devoted to others, Mike, may you truly rest in peace.

Sandy stated that Rick's tribute letter he wrote is absolutely beautiful.

On the subject how to honor Mike it was to add him to plaque, which Mark already has done. Mark had spoken to Melva who stated not to send flowers but that Mike loved animals and a donation to the Gettysburg SPCA would be nice. Flo asked about sending something for the Arlington Cemetery, but Sandy explained that the family is not going to be able to do anything for at least 6 months due to the virus. Rick made the motion to send a donation to the Gettysburg SPCA, seconded by Jay Cooper, motion carried. Flo asked if we had Melva address and Sandy agreed to email to all of us.

The letter that Rick wrote along with Mike's picture will sent out in an email blast. Flo suggested putting it on the website also. When the newsletter is designed in September there will also be a piece along with picture about Mike the same way the resort did for Walter. Rick thanked Mark for doing the plaque so fast. For the email blast it was agreed that the Board liked the picture that Jay had found. Gloria shared that more people who read the blasts on Thursday so Mark Green will send out tomorrow.

Board of Directors Succession: Sandy had asked on how to handle the matter of the Board with only four members. She had asked Mark what his thinking was and he stated that when Walter passed away and they continued on as a four person Board until the next election, Mike remained as Vice President.

Currently, the major items as the FFE and has been approved and there are no other big items so continuing on as four member Board would work. Sandy asked if anyone knew of any owners who would be interested in running for the Board as she knows of an owner that had mentioned he might. Earlier this year there was also another owner that they might like to run for the Board.

Joann had a conversation with an owner who also mentioned something. It was suggested to possibly ask those three to send the Board a resume. Gloria shared that because of the Umbrella Beach losing their President it was agreed to continue on and just have the Vice President handle the affairs and keep the same positions until the Annual Meeting. Jim stated that the position of the President was actually to be the deciding vote in any matter that may have been a split among Board Members.

Rick suggested to continue as 4-person board and how irreplaceable Mike will be, If, however, we do move to fill the position, we need to offer this opportunity to everyone, not just to the select few we know have shown interest. The heavy work has been done the four can carry the load and we have wisdom and knowledge. If a motion is made the vote is undecided the matter could be tabled till next meeting and see if anyone changes their views on such matter. Flo agreed with Rick to wait until September when notice goes out. Jay was also fine with that thought.

Mark felt that everyone should continue on with their positions as they did after Walter's passing. Rick stated that it would be a dishonor to Mike to move anyone into presidency. He felt we just need to leave it vacant in his honor and it is kind of small tribute to him and leave Sandy as Vice President and everybody stay in their current positions leaving the presidency vacant, it makes a nice statement, Sandy & Flo agreed. At this time Rick made the motion that they continue as a four-person board until the new year, Flo seconded, the motion carried unanimously.

Next Board Meeting is set for June 18th at 3:30PM. Gloria asked if a June meeting was needed and Sandy wanted to cover a few of the open items first and then ask the other Members.

Open items are the picnic area gates and cyber insurance. Mark has received one quote and waiting for the second one. The gates would be for the area by the women's restroom and smoking area. Sandy spoke about the codes for the gates being changed and people trying to get in and they went back and talked to staff. It turns out to be a very good idea to change the code especially since Sandy has witnessed a group of people 36 twenty years old for two weeks trying to get in.

Regarding the Cyber insurance, Chelsea, the Agent has not provided the remaining information requested pertaining to what it covers. This matter being tabled until next meeting.

Currently the whirlpool has a leak and the company that came out a few years ago and fixed a leak in the jets has found this one in the bottom of the whirlpool. Unfortunately, this time they have to drain the whirlpool, saw the section on the bottom out and fix the area where the jet is leaking. The quote came back at \$2,800 if there are no unforeseen issues. Currently Mark has a stream to the whirlpool to keep it filled up and saw the bottom where the one jet is leaking and currently have a stream to keep it filled up. Sandy asked Mark insurance does not cover something like this and also if notice has to be sent out to the guest/owners. Mark stated that insurance does not cover this type of situation and also because it is an emergency getting something out for the next two weeks is not necessary. Rick asked if the whirlpool is currently open and when the project could be done. Mark confirmed it is open and the company could do it over the next two weeks. Flo made the motion to approve \$3,500, seconded by Jay Cooper, motion carried

Beach Club usage. Pinellas County on June 1st opened everything up to full capacity. Mark asked if the Board would open everything back up to the homeowners including beach club, hot dogs & donuts. Sandy shared that currently the guests/owners are honoring the social distancing guidelines. Her concern is if the whirlpool is closed that is going to add more people at the pool so there would be no space for day guests. With more people at the pool it would be dangerous for contracting the virus. The pool capacity is 19. Gloria stated at other resorts are waiting until after the 4th of July for Beach Club but are doing coffee & donuts. Joanne suggested not to open anything until after August 1st when schools are back. Sandy felt it is not a problem waiting and Flo agreed. Rick felt a motion is important since it involves all homeowners. Roxanne did comment that those staying at resort were happy with no food served or Beach Club users coming. Flo also would like to see the report of the number of Beach Club users from January until the day pass was stopped. In an abundance of caution, Sandy Farrell made the motion to continue not to allow Beach Club usage and no activities until after July 4th, seconded by Rick DeJong, motion carried.

At this point Sandy and Rick agreed that we should still have the June 18th meeting and at 3:30PM to review the gate quotes, cyber insurance and service/emotional support animal policy.

Sandy asked if anyone had anything else to add. Rick stated on how much everyone will miss Mike and his condolences to the family and for everyone that knew Mike particularly with the Board and how there will be a big space that suddenly is vacated and a change for our reality as well. And second the Canadians to the Americans our thoughts to your country for what you presently are going through and praying for reconciliations, understanding and peace.

Flo asked about the installation of the new flooring. Mark explained how they come in on Saturday to do tear out and which left excessive amounts of dust. Sandy also confirmed the need for extra cleaning, house cleaning is having to spend a lot more time with cleaning up. Gloria asked Sandy to obtain written input from the current owners in the renovated unit. Sandy also stated that there would an owner in that unit next week. Jim stated that this is probably when Mike would say Mark is "shooting ahead of the ducks". Mark shared how Mike would always be following up on things and over the years became a good friend to him.

No other matters at which time Flo McGee made the motion to adjourn, seconded by Rick DeJong, motion carried.