

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 18TH, 2020
3:30PM

AGENDA:

Board of Directors Meeting Call To Order and Roll Call
Approval of the Meeting Minutes, May 21st and June 3, 2020
Board Meeting Minutes – Legal Requirements
Cyber Insurance Update
COVID - 19 Coronavirus Procedures at the Resort.
2020 Delinquent Maintenance Fees Status
2020 Furniture, Fixtures and Equipment Renovations Update
FFE – Paper, Annual Meeting Presentation
Whirlpool Leak Repairs, New Access Gates to Picnic Area
Beach Club
Elevator Bench and Lobby Bulletin Board
Service/Support Animal Policy and Procedures
Policy & Procedure Review and Updates
On-Site Board Meeting and December 6th, Annual HOA Meeting
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)
Gloria Weir, GM for VPM
Joann Evans, Sales
Carolyn Mills, Accounts Receivable
Roxanne Grover, Assistant
Marta Juhasz, Homeowner
Sheila Pedersen, Homeowner
Luis Rodirquez, Homeowner

Board of Directors Meeting Called to Order and Roll Call: Meeting was called to order at 3:30PM. Board Members, Staff & two homeowners present.

Approval of the Meeting Minutes May 21st & June 3rd, 2020: It was asked of the Board Members if they had any changes to the May 21st, 2020 minutes and the only change was a spelling error with one word. Jay Cooper made the motion to approve the May 21st, 2020, seconded by Flo McGee, motion carried.

For the June 3rd, 2020 minutes there are still changes that need to be made. Sandy had stated that there was internal discussion what to include and not include. Some Board Members wanted their comments in the minutes and some not. Rick stated that his comments were recorded and wants them left in the minutes including his statement for about his thoughts to our country for what we are all going through currently. It was a statement of unity, understanding and empathy. Flo stated she wanted her comments in the June 3rd minutes and so did Jay. Gloria will revise the minutes with Sandy's requests and send to the Board. The June 3rd minutes were tabled until the July meeting.

Board Meeting Minutes – Legal Requirements: Gloria Weir had provided the Board of Directors a summary of board minutes meetings guidelines. It was explained that over the past several years that some Board Members felt it very important to put more data in the minutes especially since they are being posted on the website so

the homeowners can see the discussions that taken place with the resort and work being done by the Board of Directors. It was agreed that going forward to try and keep the minutes more concise to the matters discussed.

Cyber Insurance: Chelsea, Insurance Agent, responded to one of the two questions that the Board of Directors had but has not provided answer as to whether or not Cyber Insurance covers ransomware plus Rick's concern was the \$5,000 deductible. This was tabled till next meeting. Regarding the GAP insurance Jay Cooper needs to sign the documents. The Agent has sent them through docu-sign and Jay will handle that after the meeting.

COVID 19 – Coronavirus Procedures at the Resort: Mark Bodine stated that the Governor had opened all pools & beaches and right now the Beaches are getting crowded. All staff is following the necessary steps pertaining to cleaning thoroughly and seems everyone is following the social distancing steps.

It was asked about a Sanitizing Fogger. The cost with the chemicals and apparel would run around \$1,500. Flo McGee made the motion to approve the purchase in the amount of \$1,500, seconded by Rick DeJong, motion carried.

It was agreed to have Mark Green send out another email blast about the virus. Mark Green to prepare a draft and send to the Board for their review before sending the message.

2020 Delinquent Maintenance Fees Status: Gloria had prepared an updated report since the resort has received more fees since the last report that Sandy prepared. As of July 1st the resort will send delinquent accounts to the attorney for the homeowner to receive a letter first and then in August for those not paid foreclosure process could begin.

2020 Furniture, Fixtures and Equipment Renovations Update: Mark Bodine was looking for the Board's decision on the box spring cover. Two different color schemes had been provided. The color scheme aster was chosen. Sandy Farrell made the motion to approve the Aster color scheme, seconded by Flo McGee, motion carried.

Mark stated how much everyone likes the media chests in the bedrooms especially now with the televisions being higher. Mark did ask Max Klugman of Klugman Enterprises if they the same style comes in dressers. It was confirmed that all bedroom pieces could be purchased. This is a discussion possibly for next year.

Flo McGee has prepared a chart along with Rick DeJong, who prepared the steps that on the FFE project from the start date till now. This will help current or future Board Members on other projects that will come up. A display of this work will be presented at the Annual Meeting in December.

Whirlpool Leak Repairs, New Access Gates to Picnic Area: Mark shared that the leak was in a crack elbow of one the jets. The repair is done and whirlpool is back up and running.

For the two extra gates the cost from Pyramid, who installed the other ones, was \$6,200. Rick asked if they would be of the same design as the others and it was confirmed that it would be. Rick DeJong made the motion to approve \$6,200 for the two gates, seconded by Sandy Farrell, motion carried.

Beach Club: Roxanne Grover had prepared a report showing how many owners up to the day Pools/Beaches closed. In order to keep the social distancing a motion was made by Rick DeJong to continue the restrictions regarding Beach Club Users till after Labor Day and review at the September meeting, seconded by Sandy Farrell, motion carried.

Elevator Bench & Lobby Bulletin Board: After looking for a bench and reviewing the area where it would be placed there was a concern that someone sitting under the AED equipment they could hit their head. Elevator bench being taken off the list. The bulletin board that came in was not the proper size for the area so Mark refused it and will reorder.

Service/Support Animal Policy & Procedures: Rick made the final changes to the Policy & Procedure and at this time the Board was fine with it and it will be sent to Brian Deeb, legal counsel, for his final review. Once Brian reviews and lets the Board knows of any changes that should be made then the Policy & Procedure will

be implemented.

On-Site Board Meeting and December 6th Annual HOA Meeting: The Annual Meeting is being set for Saturday, December 6th, 2020. It was agreed to have a workshop meeting on Wednesday, December 3rd at the resort.

Any Other Matters That May Come Before the Board: Earlier in the meeting Luis Rodriguez spoke regarding landscaping blocking some of the view in the front of the resort. Mark explained that some of the plants and trees can only be trimmed a certain percentage because it protects the sand dunes. Mark will look into the matter.

Sheila Pedersen participated in the meeting but had nothing of discussion.

Sandy Farrell expressed her concern about language in the Condo Docs pertaining to successions. The language is vague pertaining. Asked the other Board Members to review and give their opinion just for future Board Members.

Rick DeJong had two items for discussion. Regarding the roof this is an item that the resort should start to look at since this is an expensive ticket item and whether or not solar panels could be used.

Flo McGee asked if the Mission Statement could be added to the website. Gloria will check with Mark Green as she thought it was already on it.

Next meeting set for Thursday, July 23rd, 3:30PM.

Motion made by Jay Cooper to adjourn the meeting at 4:54PM, Sandy Farrell seconded, motion carried.