

CAMARON COVE RESORT  
BOARD OF DIRECTORS MEETING  
THURSDAY, OCTOBER 25<sup>th</sup>, 2018  
5:00PM

AGENDA

Approval of Board Meeting Minutes September 27<sup>th</sup>, 2018

Homeowner Comments

Common Area Renovations: Atrium Rails, Beach Bench.

Room Renovations: Sliding Glass Doors & Windows Replacement, Green Recliner Chair & Sea Turtle Pictures.

Electric Car Charging Station

Policy & Procedures

Camaron Cove Foreclosure Sales

2019 Proposed Budget & Reserves, Annual HOA Meeting

Board of Directors Meeting with Attorney December 6<sup>th</sup>, 2018 (2022 Timeshare Plan, Board Staggered Terms)

Discussion of Unfinished Business From Past Board Meetings & 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

Rick DeJong, Director

Mark Bodine, VP of VPM

Gloria Weir, General Manager/Broker of VPM

Marta Juhasz, Homeowner/Housekeeping

Pat Sullivan, Homeowner

The meeting was called to order at 5:02PM.

Approval of Board Meeting Minutes September 27<sup>th</sup>, 2018: No changes were needed. Sandy Farrell made the motion to approve the minutes of September 27<sup>th</sup>, 2018, seconded by Jay Cooper, motion carried.

Homeowner Comments: Pat Sullivan attended the meeting via conference call but no comments to report.

Common Area Renovations: Atrium Rails, Beach Bench: Mark stated that the atrium rails project was completed and match the room balcony ones. The final invoice should be sent soon so Mark can close the project out and Sandy can add the final billing to the reserve expense report. The 2<sup>nd</sup> beach bench has been put in place at the entrance to the beach and is a great place to watch the sunset.

Room Renovations: Sliding Glass Doors & Windows Replacement, Green Recliner Chair & Sea Turtle Pictures. Mark noticed a couple of weeks ago that four video cameras along with two "pan zoom tilt" ones were not working. They did a diagnosis on the 6 pieces of equipment and with being directly located on the beach and salt air the elements were corroded. The cost for the four cameras is \$500 and for the 2 "pan zoom tilt" \$1,400 plus labor of \$500. Total cost for project is \$2,400. This would then bring the whole system back up and running 100%. The new cameras would also be able to read license plates since the previous ones had a protection shield. Rick DeJong made the motion to approved \$2,500 for the purchase of the 6 pieces of equipment, seconded by Sandy Farrell, motion carried.

Mark stated that there are only three more rooms left to be completed with the new sliding doors and windows. The owners have shared their happiness about the quality of the doors and windows. There have only been minor issues with concrete problems when removing the old sliders but overall the project has gone well. Once the project is complete there will still be some minor repairs to ceiling areas in which new popcorn will have to be applied. Rick asked if the sliders are easily manageable. It was confirmed that they are a heavier door and have to put a little more effort to open them. Rick also asked about the decals for the sliders and Mark is working on the proof and price of them. Mike asked if the company had any concerns about the project and how it was going. It was decided to see if a representative from the company could attend the Board of Directors meeting on December 6<sup>th</sup>.

**Green Recliner Chair:** Mark had looked at the chairs in the units and determined that most of them are in decent shape. There are only two with concerns. To replace the chairs is about \$425.00 per chair. His suggestion was to wait till the sliding doors & window project is complete in two years then work on the living room package.

**Sea Turtle Picture:** Sandy asked if there were enough funds to cover the cost of the project this year. Mark provided the name of the company for the Board to review sample pictures. Gloria suggested having two samples for the December 6<sup>th</sup> meeting so the Board could decide. Mark will take picture of living room frames to determine frame for the sea turtle picture. Mike requested to keep the price under \$200 per picture.

**Electric Car Charging Station:** Flo McGee has been handling this matter. At this point there is still not enough data for the Board to make a proper decision. Sandy felt that a letter should be sent to those who did respond to Flo to let them know that this project is on hold. Sandy will prepare a draft and send to the Board for their review before Flo sends it out.

**Policy & Procedures:** Rick DeJong has over the past two years prepared a "Policy & Procedure" manual for the Board of Directors to work with. For tonight the first two topics were discussed and approved. CCR1 – Camaron Cove Mission Statement "Striving to provide the ultimate beach vacation experience through excellence in service and hospitality". Rick DeJong made the motion to approve CC1 Policy and Procedure, seconded by Mike Shestok, motion carried.

**CC2: Policy:** It is the policy of Camaron Cove Resort, its Board of Directors (BOD), and the managers of VPM, as required by law, to meet annually with owners as required by law. In addition, the BOD shall meet regularly with the Manager of CCR and representatives of VPM to discuss all matters related to the operation of CCR.

**Procedure:** An Annual General Meeting (AGM) of owners shall be scheduled in early December by the BOD, through the manager of CCR, with CCR owners to be given a minimum of 30 days notice as to the date, time, and location of the AGM. Qualified owners who are interested in being elected to the BOD, must submit a Notice of Intent Form to run, with a completed resume, and delivered to the BOD no later than 40 days before the AGM. AGM minutes will be recorded and made available to all owners within a timely manner following this meeting.

Regular BOD meetings, usually monthly, shall be held and the year's schedule determined at the first meeting of the newly constituted BOD. Minutes will be recorded and made available to all owners within a timely manner by being posted on the VPM website at [www.vacationet.com](http://www.vacationet.com) Owners may request a hard copy by calling the CCR office at 1-888-596-8610. Directors will meet via teleconferencing or in person, depending on distance. The Manager of CCR will arrange teleconferencing details prior to each BOD meeting. Interested owners may attend the monthly meetings via teleconference by calling the CCR office for instructions. Or by attending in person at the CCR office.

Rick DeJong made the motion to approve Policy & Procedure CC2, seconded by Mike Shestok, motion carried.

At the meetings in the future the Board of Directors will review the remaining Policy & Procedures and make motion to approve them. The next one on this list for discussion is Camaron Cove Beach Club Members Rules and Regulations. This has been a concern of the Board especially during summer months & holidays. Since the existing one is already

printed the Board agreed to send in the mailing going to the homeowners but will address for future mailings. The current Rules and Regulations can be tweaked as time goes on.

Camaron Cove Foreclosure Sales: At September meeting it was agreed to adjust weeks 50-52 down by \$500. Joann Evans has sold two off the list and the sale will end December 31<sup>st</sup>, 2018. There are 12 foreclosures of which one is a week 48 that will be held for Board Members when attending the annual meeting. Gloria will prepare list of the other 11 foreclosures with the foreclosure date of November 19<sup>th</sup>, 2018 along with what Joann feels the pricing should be and send to the Board before releasing them for sale.

2019 Proposed Budget & Reserves, Annual HOA Meeting: The meeting is set for Saturday, December 8<sup>th</sup>, 2018 at 10:00AM at the Church of the Isles. Because the church is having an affair in the recreation room they have requested for Camaron Cove meeting to be in one of the small mass halls. Mark to meet with them tomorrow to discuss. Rick also asked to confirm that there is some sort of sound system. Gloria did ask if the attorney needed to be present since they would be meeting with him on Thursday, December 6<sup>th</sup> at his office. The Board of Directors is still requesting his presence.

Board of Directors Meeting with Attorney December 6<sup>th</sup>, 2018 (2022 Timeshare Plan, Board Staggered Terms): Gloria had spoken to Brian about the two matters that the Board wants to meet about. One is a better explanation of the 2022 Timeshare Plan and Board Staggered Terms. Gloria shared that there could be two options regarding the 2022 plan. One would be to have the Homeowners vote to eliminate that part of the documents or to vote to continue. When the notice goes out to the Homeowners which could be as early as June of 2019 it could also state the Board could be staggered. Brian will discuss both matters with the Board and VPM at December 6<sup>th</sup> meeting.

Mike went through the schedule for the upcoming meetings. The Board will meet on Thursday, December 6<sup>th</sup> at 10AM at the attorney's office. From that meeting the Board & VPM will go to St. John's pass for lunch. After lunch they will return to Camaron Cove for a Board Meeting at approximately 2:30PM. By having the Board Meeting on Thursday, December 6<sup>th</sup> at 2:30PM it should shorten the Board Meeting that is held after the Annual Meeting, which is set for Saturday, December 8<sup>th</sup> at 10AM. Mark reminded everyone that there are 3 meetings on December 8<sup>th</sup>. There is the budget meeting, which is open for discussion by the homeowners' present, but the Board of Directors actually approve the budget. Then there is the Annual Meeting at which time it is announced if reserves are approved. Then the third meeting held by the Board to decide their positions. Since no "intent to run" forms have been received an election will not occur.

Discussion of Unfinished Business From Past Board Meetings & Old/New Business: Mike was still concerned that the staff has not been educated on the defibrillators. Mark has located a class in Largo and hopes to get this accomplished in November.

Rick wants to make sure that the sea turtle logo and mission statement is applied to all applications, shirts, letterhead, flyers, etc. Also requested a bocce ball game. Mark suggested putting something on the north side of the property, horseshoes, shuffleboard, etc...some type of amenity. Mark will present ideas to the Board at the next meeting.

Any Additional Matters That May Come Before the Board: Mike asked what the mileage rate should be established for 2019 and the number 54.5 cents will be applied in accordance with the current IRS guidelines.

Date of Next Board of Directors Meeting Mike reminded the Board that there will be no November meeting since it so close to the annual meeting. Next meeting will be December 6<sup>th</sup>, 2018.

No other matters were brought to the Board at which time Mike Shestok made the motion to adjourn, seconded by Sandy Farrell, motion carried.

