

CAMARON COVE
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 23, 2020
5:00PM

There was an Executive Session prior the Board Meeting starting. Minutes of that meeting can be requested of Mark Bodine by calling Camaron Cove Office.

Mike Shestok during the recess then asked Mark Bodine if there were any owners in the office since the first portion of the meeting started in Unit 106. The other homeowners joined in and the second portion of the meeting began and with the remaining agenda line items listed below and held in Room 106 which was deemed more appropriate due to the number of owners present

Board of Directors Meeting Called to Order

Approval of Board Meeting Minutes: December 5th & 7th (Annual HOA Meeting Minutes only a draft)

Homeowner Comments & Correspondence

3 Foreclosures and 1 deed back discussion

2020 Furniture, Fixtures and Equipment Renovations and Estimates including Flooring path forward & key dates

Continuation Paper

503 Paper

Beach Club 72 hour advance notice review for homeowners discussion on 12/7/2019

Service & Emotional Support Animals

Housekeeping Letter & Contract

Access Gate & Factory Replacement Locks

Exterior Building Inspection and Repairs, Exterior Lighting

Flooring Repairs Back of Office in Front of Units 101 & 108

2019 Audit & Audit Prep

Board Meeting Time Check

Policy Review & Updates (sales process) and (core values)

Ash trays at elevator floors 1 to 5 removal

Thank you cards to attorney & CPA

Elevator Benches

Bulletin Board Lobby

Board Workshop May 13, 2020

Reservation Church of the Isles for December 2020 Annual HOA Meeting

Welcome book review and update. No smoking in rooms and balcony, alarm clocks in room, pool handicap lifts and pool umbrellas, bathroom bench

No fireworks allowed on Indian Rocks Beach

Beach nourishment

Beach walkway pavers

Roof Project (roofing/ac/solar panels)

Board conferences in Orlando FL

Any other matters that may come before the Board

ATTENDEES:

Mike Shestok, President

Sandy Farrell, Vice President

Jay Cooper, Treasurer

Rick DeJong, Secretary

Flo McGee, Director

Jim Valente, President of VPM

Mark Bodine, VP of VPM

Gloria Weir, General Manager VPM

Homeowners Present: Jared Leone, Marta Juarez, June Mace, Deb DeJong, Richard & Marjorie Lowell & Martha Henry

1. APPROVAL OF BOARD MEETING MINUTES: DECEMBER 5TH & 7TH, 2019 (ANNUAL HOA MEETING MINUTES ONLY A DRAFT): The first set of minutes were the Board of Directors meeting from Thursday, December 5th, 2019. Mike Shestok made motion to approve, seconded by Flo McGee, motion carried. The next minutes were the Continuation Meeting from Saturday, December 7th, 2019, Mike Shestok made motion to approve the minutes, Jay Cooper seconded, motion carried. The Budget Meeting minutes were next and Mike Shestok made motion to approve them, seconded by Sandy Farrell, motion carried. The Homeowners Annual Meeting minutes are a draft and always get approved at the next annual meeting. These minutes are in draft format till December 5, 2020. Mike Shestok made motion to approve placing the draft minutes on the website, seconded by Sandy Farrell. The final meeting of December 7th, 2019 was the Board of Directors meeting in which it is decided what each person's position will be for the 2020 Board of Directors. Motion made by Mike Shestok to approve the final minutes, seconded by Rick DeJong, motion carried.

2. HOMEOWNER COMMENTS & CORRESPONDENCE: Jared Leone expressed his concern about the current Beach Club Policy and thought it was to prevent outsiders intruding to the property, such as local kids. If that is the case then why should the owners be punished. Mark Bodine explained that was not the case but the overcrowding is actually coming from the homeowners. The Beach Club states 72 hours notice and not more than six people per unit week owned.. Mike Shestok expressed how it is not right the Beach Club Users show up unannounced or drop children off to use the facilities when the owners/guests at the resort should have the right to enjoy the resort first. Sandy Farrell explained how there are over 500 owners who live within 60 miles of the resort and if they each decided to use the facility in one day bringing six people it would be over 3,000 at the facility. This is the reason the Board of Directors updated and put stricter language for the Beach Club Rule.

3. THREE FORECLOSURES AND 1 DEED BACK DISCUSSION (INCLUDED PERT & BANDING CHART): Gloria Weir sent the Board a suggested price list structure for the 3 unit weeks plus 1 deed back that the resort will be obtaining shortly. On the spreadsheet was a suggested pricing for future foreclosures. The list will be made up with the new inventory and existing foreclosures and provided to the Board once the foreclosures are recorded along with an established price list going forward. Mike Shestok made the motion to approve the new pricing sheet, seconded by Flo McGee. Mike also discussed week 53 that happens around every ten years. When that week happens the owners of week 52 have first right at it and at no cost. There was a letter drawn up by the attorney explaining it and Mark Bodine will try to locate the letter.

4. 2020 FURNITURE, FIXTURES AND EQUIPMENT RENOVATIONS AND ESTIMATES INCLUDING FLOORING, PATH FORWARD & KEY DATES: At this point Mark had Max Klugman of Klugman Enterprises, dialed in and explained the final numbers for living room updates, bedding and media chests and flooring. Deb DeJong went through each detail of the items of discussion. The furniture, fixture and equipment started at the September meeting with Flo McGee heading it with a committee. The committee was comprised of Flo McGee, Deb DeJong, Mark Green of VPM and a couple of other owners along with Mark Bodine, Marta Juarez & Anna Bennett (owners of cleaning company). Max Klugman presented his final estimates as follows: flooring pricing was \$114,054 plus installation of \$102,000, living room package \$198,617.68, bed coverings \$29,595.13, entertainment chest for master bedrooms, \$17,145.68 and bed bug encasements for all mattresses \$5,505.15. It is estimated that the whole project being present with labor, removal, taxes and installation is \$480,000.00

Mark Bodine stated that the balance in the reserve accounts at the end of 2019 is \$700,000 plus he would be adding \$324,000 for 2020. At this time Rick DeJong made the motion to approve the \$480,000 with Klugman Enterprises

receiving a 50% deposit as soon as the completed contract of purchase is provided and signed, seconded by Flo McGee, motion carried.

5. CONTINUATION PAPER: No changes needed at this time Flo McGee made the motion to conclude the matter, seconded by Sandy Farrell, motion carried.

6. 503 PAPER: There was a meeting back in September and Gloria Weir had prepared minutes of the meeting held at Camaron Cove. Flo McGee made the motion to put the subject to bed, seconded by Sandy Farrell, motion carried with Mike Shestok voting no.

7. BEACH CLUB 72 HOUR ADVANCE NOTICE REVIEW PER HOMEOWNER DISCUSSION ON 12/7/2019: Mike Shestok made the motion to leave the 72 hours notice in place, seconded by Rick DeJong, motion carried. This discussion was a follow up to Jared Leone comments during homeowners comments in paragraph 2 above.

8. SERVICE & EMOTIONAL SUPPORT ANIMALS: After brief discussion with the Board and Homeowner Jared Leone, it was agreed to try and get further information from the attorney. Mike Shestok made the motion to have Mark Bodine reach out to Brian Deeb, legal counsel, seconded by Rick DeJong, motion carried.

9. HOUSEKEEPING LETTER & CONTRACT: Rick DeJong will update the letter and contract extending it by another three years ending 2024.

10. ACCESS GATE & FACTORY REPLACEMENT LOCKS: Mark Bodine shared that the two locks on the gates are not working and the company is sending two new ones. Until he sees how the locks work it was suggested to wait on further gates installation on the north and south side of the building.

11. EXTERIOR BUILDING INSPECTION AND REPAIRS, EXTERIOR LIGHTING: Last year the Board had approved an expenditure of \$7,500 for exterior repairs along with exterior lighting. The repairs turned out to be a little more expensive. The total cost was \$11,124.35. Mark was looking for approval from the Board on the difference that was spent. Flo McGee made the motion to add the additional expense of \$3,624.35 to the original \$7,500 that was approved, Mike Shestok, seconded, motion carried.

12. FLOORING REPAIRS BACK OF OFFICE IN FRONT OF UNITS 101 AND 108: Mark Bodine was just letting the Board of Directors know that the project was completed.

13. 2019 AUDIT AND AUDIT PREP: Mark Bodine stated that once he receives the December financials he will send to the auditor, Kenneth Kandefer CPA for them to begin the 2019 audit. Once that process begins a letter is received at which time Mark & Sandy will go over the questions asked by the auditor and reply back to them. This usually can take some time.

14. BOARD MEETING TIME CHECK: Agreed to continue for another 15 minutes, as it was at the two hour window.

15. POLICY REVIEW AND UPDATES (SALES PROCESS) AND (CORE VALUES): Mike Shestok brought up that the resale list with two pictures that do not look right. Gloria will get the list from Roxanne and redo it without the pictures.

16. ASH TRAYS AT ELEVATOR FLOOR 1 TO 5 REMOVAL: The trays to be removed from the floors since there is no smoking allowed in the building.

17. THANK YOU CARDS TO ATTORNEY & CPA: Mark stated that Rick had sent the cards on behalf of the Board & VPM.

18. ELEVATOR BENCHES: Mark Bodine is trying to find a suitable bench for outside the elevator. Gloria will try to help with this item.
19. BULLETIN BOARDS LOBBY: Gloria stated that Rick DeJong had seen the display board that VPM has outside their main office on Bradenton Beach and will visit Mark first week of February to see if they can get it ordered.
20. BOARD WORKSHOP MAY 13, 2020: Everyone will look at their schedules. Rick and Flo will dial into the meeting while Jay, Mike & Sandy will attend in person.
21. RESERVATION CHURCH OF THE ISLES FOR DECEMBER 2020 ANNUAL HOA MEETING: Annual Meeting being set for Saturday, December 5th, 2020.
22. WELCOME BOOK REVIEW AND UPDATE. NO SMOKING IN ROOMS AND BALCONY, ALARM CLOCKS: Mark hopes to get the books updated and in the rooms within the next month.
23. ROOMS, POOL HANDICAP LIFTS AND POOL UMBRELLA, BATHROOM BENCH: Tabled till next meeting.
24. NO FIREWORKS ALLOWED ON INDIAN ROCKS BEACH: The New Years Eve had a few of them but it will be the 4th of July that will be the test to see if everyone follows the new law.
25. BEACH NOURISHMENT: Paperwork signed and given to the city.
26. BEACH WALKWAY PAVERS: Mike thanked Mark for his work on this project. Rick had sent email stating how nice it looks.
27. ROOF PROJECT (ROOFING/AC/SOLAR PANELS): Tabled till next meeting.
28. BOARD CONFERENCES IN ORLANDO, FL: Sandy had sent an email about an upcoming conference for Board Members and Resort Managers. This will be discussed at next meeting to see if anyone wants to go.
29. ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD: The next board meeting is set for Thursday, February 27th, 2020. No other matters came up to the Board at which time Mike Shestok made motion to adjourn the meeting at 7:25PM, seconded by Rick DeJong, motion carried.