

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 24TH, 2019
5:00PM

AGENDA:

Approval of Board Meeting Minutes: December 6th & December 8th, 2018
Sliding Glass Door & Windows for the 01, 08, 04, 05 Rooms
Lighting for the Rooms Kitchens & Bathrooms
Resort Fire Inspection

ATTENDEES:

Mike Shestok, President
Sandy Farrell, Vice President
Jay Cooper, Secretary/Treasurer
Rick DeJong, Director
Flo McGee, Director
Mark Bodine, VP of VPM
Gloria Weir, General Manager VPM
Roxanne Gruver, Asst to Mgt at CC for VPM
Marta Juhasz, Owner
Don Jones, Homeowner
Paul Higgins of Dynamic

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

Opening remarks: Mike Shestok expressed to the homeowner present, Don Jones, that usually they wait to the end of the meeting to hear owner comments but since there was going to be some long discussions he would allow Mr. Jones to share any comments he had. Mr. Jones just wanted to express his happiness with the updates of the project and happiness with Mark Bodine and his staff. Mr. Jones has been an owner at Camaron Cove for 20 years owning 6 weeks.

Approval of Board Meeting Minutes: December 6th & December 8th, 2018: Mike Shestok stated that there was a series of meetings that needed to be reviewed and approved. The first set of minutes was the meeting with legal counsel on December 6th, 2018. Brian Deeb, the attorney, has not commented on the minutes yet so at this time Mike Shestok made the motion to table the minutes with Brian Deeb until he reviews them, seconded by Sandy Farrell, motion carried.

No changes were made to the Board of Directors meeting minutes of December 6th, 2018 at which time Flo McGee made the motion to approve the minutes, seconded by Mike Shestok.

On December 8th, 2018 there were three meetings. The Board of Directors meeting to approve the budget, the Annual Homeowners Meeting and another Board Meeting for deciding on their positions.

The first meeting which was held at 10:00am Mike Shestok made the motion to approve the minutes, seconded by Sandy Farrell, motion carried. The Annual Homeowners meeting minutes actually get approved at the next Annual Meeting in December of 2019. Mike Shestok made a motion to have the Annual Meeting Minutes posted on the website with a note that states it is a draft until the Annual Meeting, seconded by Flo Mc Gee motion carried. Motion was made by Sandy Farrell to approve the Board of Directors meeting held at 11:45am on December 8th, 2018, seconded by Mike Shestok, motion carried.

Sliding Glass Door & Windows for the 01, 08, 04, 05 Rooms: Mark Bodine opened the discussion to let everyone know that the homeowners are very happy with the improvements regarding windows and sliders to Units 02, 03, 06 & 07. It was originally agreed that this project would take three years to complete, but at the December 6th, 2018 Board Meeting it was asked if the project could be completed in 2019. Therefore, Mark has been working with Mr. Paul Higgins of Dynamic Property Services to address combining Phase 2 and 3 of the project and invited him to attend this meeting. Paul presented their proposal to complete the installation of glass sliding doors and replacement of windows for Units 01, 08, 04 & 05, which includes the permitting and storage bins for a total cost of \$348,900. This proposal also includes the concrete work, framing and patch work (painting) still needed for both Phase 1 and Phase 2 of the project.

With the first stage there were 14 windows that had a distortion in the glass. A PG Sales representative had visited the resort and has agreed to replace the glass that was defective. Two of the fourteen have been completed. The replacement of the glass added no additional cost to the project as it was under warranty.

Mike Shestok asked if the doors/windows will fit on the elevator and it was confirmed they would. Paul Higgins stated that the frames are made of bronze & aluminum and can be pulled up by rope.

Rick DeJong wanted to confirm that they were of same design as the first stage of the project was and they would look the same as the ones already put in. Paul confirmed they were. Paul expressed how they would be scrutinizing the examination of the windows once the delivery arrives. Also stated that the ones the resort had problems with are the 8' ones and the remaining of the project does not have those sizes.

Mark Bodine was looking for the Board to approve the project at this meeting in order to allow sufficient time for Paul Higgins to get the materials at the prices he quoted plus there is one unit that would be completed in May with the remaining during maintenance time starting in September. Flo McGee made the motion to approve the project at \$349,000 with a new contract to be drawn up by Brian Deeb, our legal counsel, to protect the resort with the contingent and appropriate change orders by either party, seconded by Rick DeJong, motion carried.

Lighting for the Rooms Kitchens & Bathrooms: Mark Bodine explained that over the past few years the resort has had some serious issues with the fluorescent lighting in the kitchen & bathrooms. They are the original ballasts since 1982. Mark had received a quote from Longer Electric to replace the lights with LED that would last longer. The quote for the electrical side of the work is \$8,474 and the new bulbs would cost \$4,013. The existing fluorescent bulbs that the resort has can be used in the closets.

Flo McGee made the motion to approve the replacement of kitchen and bathroom lights for a cost of \$13,000, seconded by Mike Shestok, motion carried.

Resort Fire Inspection: Mark Bodine stated that there is a new fire inspector and at the first meeting it seemed he had some serious concerns about the safety of doors, storage in fire pump room, laundry room entrance, etc. During a second meeting with the inspector he agreed to work with the resort on the items. In the report it stated that some of the exit doors on the floors are not closing and latching, door to laundry has to be put back on, trash chute door not closing and latching, storage in the fire pump and generator rooms. With regards to the doors Mark will look at pricing to replace doors and report back at the next meeting. Mark Bodine and Marta Juhasz will inspect the fire pump & generator rooms to clean out items not needed. The concern is if a fireman had to get to the electrical panels that the housekeeping carts be cleared from that area. The laundry room does not have a door and he stated that it had to have one in case there is a fire in that room it could be contained. Mark Bodine will look at each item on report and address at next meeting but at this time the Board recommended that a letter be written to the fire inspector that deficiencies in the report are being addressed.

Additional Matters That Came Before the Board: Mike Shestok asked each Board Member if they had any other matters to discuss. Rick DeJong stated that he felt it would be a great idea to get an assessment report possibly by an architect to comprehensively and professionally examine existing storage use and present possible ways Camaron Cove can create more storage space for staff especially on the main floor.

Jay Cooper explained that a shuffleboard area probably could not be done due to pervious area that is required.

Sandy Farrell just wanted to let everyone know that she feels her financial statement pertaining to the reserve budget will tie to the 2018 financials and tax returns.

Mike Shestok reminded that there are still items that will stay open for discussion such as roof project, atrium rails, letter to homeowner Ms. Bentley, policy & procedure manual, defibrillator class and Jay's review of the condo documents. For the roof project, this will be addressed after the sliding doors & window project is completed along with replacement of furniture in the units. Regarding the hallway atrium rails Mark Bodine stated that he has not paid the final invoice yet and the company has agreed to have the roof over the office replaced along with the carpet on the fourth floor. The costs for that work will be deducted from their final invoice. Mike did state that the new turtle pictures did look nice. The old seabird pictures have not sold except for one, congratulations Rick.

Rick DeJong will prepare letter to Sherri Bentley with her concerns about the dresser, closet shelving and pool temperature for the Board to review. Rick also agreed to leave the discussion of staggered board terms to the fall.

Mark Bodine stated that he plans on having the defibrillator class completed by end of February. Jay Cooper shared how the blueprints look different in the condominium documents compared to today. Site plans have changed over the years. Mark Bodine does keep copies of everything in the office.

Flo McGee reached out to thank Mark & VPM for the Publix gift cards given to the Board Members. Jay agreed and also thanked Mark for the reimbursement of mileage. That item was approved with the new policy & procedure in place.

Mike Shestok reminded everyone that there is usually no meeting in March because of spring break and season being extremely busy. The next meeting will be set for Thursday, February 21st at 5PM.

Sandy asked if we had completed any aging of our foreclosure inventory. It was decided to discuss this and any special sales at the February Board Meeting.

Housekeeping (Marta), Roxanne Gruver and Mr. Jones when asked if they had anything else for the Board they indicated they did not.

Sandy Farrell made the motion to adjourn the meeting, seconded by Flo McGee, motion carried.