

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 22ND, 2019
1:15PM

AGENDA:

Approval of Board Meeting Minutes: April 25th, 2019

Homeowner Comments

Property Insurance: Chelsea Chapman

Common Area: Fire Inspection Update, Pool Umbrellas, Increased Security, Office Roof Repairs, Upper Office Roof Rooms: Window and Sliding Glass Door Contract

2022 Timeshare Continuation

2018 Audit, Income Taxes, Letter from Timeshare Bureau,

BP Oil Spill 2nd Settlement, FDIC Insured Bank Accounts

September Board Meeting/Workshop

New Fire Department Tax and Resort Real Estate Taxes

Homeowners Delinquencies.

Homeowner Correspondence

Foreclosures

Policy & Procedure Manual

Beach Club Use Rules

Any Other Matters That May Come Before The Board

ATTENDEES:

Mike Shestok, President

Sandy Farrell, Vice President

Jay Cooper, Secretary/Treasurer

Rick DeJong, Director

Jim Valente, President of VPM

Mark Bodine, VP of VPM

Gloria Weir, General Manager VPM

Roxanne Grover, Asst to Mgt at CC for VPM

The meeting was called to order at 1:15PM.

1. Approval of Board Meeting Minutes: April 25th, 2019: Mike Shestok made 3 corrections on the minutes, one was a sentence in twice and wanted to add "un" on two line items that stated "till". It should read "until later date". Changes made at which time Mike Shestok made the motion to approve the April 25th, 2019 minutes, seconded by Sandy Farrell, motion carried.

2. Homeowner Comments: No homeowners present so no comments were made.

3. Property Insurance: Chelsea Chapman: Before giving her presentation, Chelsea Chapman reported to the Board that our resort had only two claims in the past year both of which were slip and falls. The insurance paid \$5,000 of costs for one and nothing for the other. Both claim files will be closed. Chelsea did state that a claim can be reopened.

Chelsea Chapman discussed in detail the property, general liability, directors & officers, crime, umbrella & flood coverages, the limits and the cost. One main question asked is replacement cost per unit. Currently it is at \$37,500 and could be

reduced to \$25,000 per unit. Replacement is damage due to storm to a unit from drywall, floors, kitchen cabinets and countertops, bathrooms. The cost savings is so minor the Board left the replacement cost at \$37,500.

Chelsea talked about optional coverages called environmental impairment liability. This policy provides coverage for 1st and 3rd party pollution conditions, and bacteria. That optional coverage is a cost of \$448.78. The Board agreed to add this coverage. The cost for all coverages is \$ \$63,544.42. Details of insurance coverages are available in the resort book in the office.

4. Common Area: Fire Inspection Update, Pool Umbrellas, Increased Security, Office Roof Repairs, Upper Office Roof: The west side stairwell doors have been completed adding panic bars & door closers. Mark agreed the fire inspector is working with the resort on getting other areas completed such as laundry room doors and the east side stairwells.

Pool Umbrellas – seems to be working fine after being placed on the tables at the pool area. There was a discussion on purchasing concrete tables for the pool area but no decisions made.

Increased security: it is still a concern and Mark Bodine will look into a key card system lock similar to locks on the room doors for the pool, spa and beach access.

5. Rooms: Window and Sliding Glass Door Contract: Everything is on schedule. The windows/doors have arrived.

6. 2022 Timeshare Continuation: Meeting with attorney went well. A revised letter will be put together and presented to the Board for the June meeting

7. 2018 Audit, Income Taxes, Letter from Timeshare Bureau: Sandy discussed some of the audit items and suggestions and will be consulting with Mark and the resort accountants to resolve the issues. Sandy also discussed the difficulty with the preparing the Reserve estimates.

8. BP Oil Spill 2nd Settlement, FDIC Insured Bank Accounts: Mark Bodine, Jay Cooper & Jim Valente went to Chase Bank to open additional account. The bank representative had a few issues with their system and will inform Mark when corrected so that the signors can visit the bank to complete.

9. September Board Meeting/Workshop: Board Meeting will be set but not a workshop meeting.

10. New Fire Department Tax and Resort Real Estate Taxes: The new fire tax will be \$100 per unit for total of \$4,000. This will appear on the tax notice sent in November. Mark Bodine will budget this in the proposed budget that goes to the Board in September/October. This was not budgeted in the 2019 budget since the new fire tax was approved by the city in March of this year.

11. Homeowners Delinquencies: Mark Bodine stated that as of June 1st anyone who has not paid will receive letter from Brian Deeb at which time additional fees are incurred and would have to be paid by the owner.

12. Homeowner Correspondence: There was one homeowner who wrote a letter to the Board last year and the Board wrote back then the owner was asked if another reply was needed at which the owner replied that no written response was needed.

13. Foreclosures: There were two weeks added to the foreclosure list and distributed to the Board. All association inventory is currently priced at \$1,995. Mike Shestok requested from Roxanne Grover date the list that is being presented.

14. Policy & Procedure Manual: Tabled until next meeting.

15. Beach Club Use Rules: Mike Shestok is still very concerned that owners/guests are not taking this matter serious. Owners are showing up without notifying the office and then demanding wrist bands. It was agreed to send out another constant contact message about summer months and beach club rules.

16. Owners Requests: It was suggested to have dish soap along with pizza cutters. The Board did not approve the purchasing individual dish soap for the rooms. Mark stated that such items are at the front desk and provided upon request. Mike Shestok made the motion to approve the purchase of pizza cutters, seconded by Sandy Farrell, motion carried.

17. Any Other Matters That May Come Before The Board: Two matters discussed were higher lounge chairs and the placement of vehicle tags. Sandy confirmed that at a meeting last year it was approved that when loungers have to be replaced higher ones will be purchased.

It was suggested that maybe vehicle tags be placed in the rear view mirror. Mark felt that the current card placement on the dash is working satisfactorily.

Motion to adjourn meeting made by Mike Shestok at 3:10PM seconded by Sandy Farrell, motion carried.