

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 21ST, 2018
5:00PM

AGENDA

Roll Call of Directors & Owners Present

Opening Remarks by President, Mike Shestok

Approval of Board Meeting Minutes May 30th, 2018

Homeowner Comments

Common Area Renovations: Atrium Rails, defibrillators, Pool Lift Cover, Bench By Beach Access, Replace Doors to Storage Area and Beach Chair Survey.

Room Renovations: Sliding Glass Doors & Windows Replacement, Baking Dishes, Wok & Bathroom Hooks.

Electric Car Charging Stations

A Frame Reader Board Signs for CCR Information

Foreclosure Weeks

Office Computer

Policy & Procedures and Information Books

Timeshare Expansion Plan for 2022

Discussion of Unfinished Business From Past Board Meetings & Old/New Business: Items are Security Job Description, High Toilet, Walk-in Tubs, Shower Issue, Tiki Hut, September Meeting, Annual Meeting Room, Serviceability (Picasso Bowl, Green Recliner Chair)

Suggestion Box

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

Flo McGee, Director

Rick DeJong, Director

Jim Valente, President of VPM

Mark Bodine, VP of VPM

Gloria Weir, General Manager/Broker of VPM

Marta Juarez, Homeowner/Housekeeping

Paul Brownell, Homeowner

Pat Sullivan, Homeowner

Roll Call of Directors & Owners Present: Meeting was called to order by Mike Shestok with Gloria Weir announcing roll call at 5:00PM.

Opening Remarks by President, Mike Shestok: Mike made some opening remarks by letting VPM and his fellow Board Members how appreciative he is for all the work being done. Mike thanked for the Flo for the flow chart she prepared in regards to meetings (foreclosure process), Sandy for the spreadsheet on reserve expenditures and Gloria for the spreadsheet on delinquent accounts.

Approval of Board Meeting Minutes May 30th, 2018: Mike asked the Board Members if they had any changes to the draft of the minutes of May 30th, 2018 workshop meeting. One change was made to remove Mr. Albino to The Albino Letter

and one other correction under Beach Chairs. Flo McGee made the motion to approve the May 30th, 2018 workshop minutes, seconded by Jay Cooper, motion carried

Homeowner Comments: Mike asked Paul Brownell and Pat Sullivan if they had any comments at this time. Pat did not entertain any comments at this time. Paul Brownell is still very concerned about security being seen more during their shifts.

Common Area Renovations: Atrium Rails, Defibrillators, Pool Lift Cover, Bench By Beach Access, Replace Doors to Storage Area and Beach Chair Survey:

- Atrium Rails – contract is signed along with deposit given. This project to start end of summer
- Defibrillators – three more have been installed. There are now one on each floor plus the picnic area. Signage will be placed in the correct areas for better observation. Mark has also been in touch with the fire marshal regarding class on the defibrillators and until there are least 12 people who would attend no class is available. The fire marshal will keep Mark informed.
- Pool Lift Cover – is ordered and should be in shortly
- Bench by Beach Access – Mark had sent sample pictures and there were two types, one with just a seat and one with seat and back. The bench comes in two sizes (6' & 8'). Sandy mentioned that she was asked about placing one along the seawall for those who cannot get to the beach. Mike requested that each Board Member express what size bench and with or without backing. All members agreed they liked the 6' with backing and in a blue color. At this time Sandy Farrell made the motion to approve the purchase of a 6' bench in blue with backing with installation for cost of \$600, Flo McGee seconded, motion carried. Once this bench is installed then the Board will see if it would be feasible to put one on the seawall.
- Replace Doors to Storage: Mark had been to Home Depot and is having hard time finding the right size doors with vents in them. The concern of all is there are no vents than he items in storage could be getting an odor to them without air circulation. Mark will look at some other companies and report back to the Board.
- Beach Chair Survey – the beach chairs have been monitored over the past month and it seems some nights only a few left on the beach but then a couple of nights there were over 10 left on the beach. It was suggested to put a little sign expressing if the chairs are not returned and disappear they will not be replaced. Rick suggested putting a note "last night 5 chairs left out" and change the number each day. Mark suggested putting it on the A frame sign at the picnic area to see if helps with the situation. The summer months is the most stressful with the amount of people staying at the resort.

Room Renovations: Sliding Glass Doors & Windows Replacement, Baking Dishes, Wok & Bathroom Hooks:

- Sliding Glass Doors & Window Replacement – The contract has been signed along with deposit given. The first unit to be completed will be Unit 202 and then the others on schedule this year will be done during maintenance weeks. This is a three-year project. Sandy shared that the deposit for the first stage of this project for this year's is \$149,537.
- Baking Dishes & Woks – have been purchased and available upon request.
- Bathroom Hooks – the rack consists of 5 hooks that hangs over the bathroom doors. Mark had purchased a couple to test them out and they seem to work. The total cost for all units would be \$800. Flo McGee made the motion to approve the purchase, seconded by Rick DeJong, motion carried.
- Carpet Power Stretcher: Mark had requested of the Board to purchase a carpet power stretcher for \$450 since some rooms inside the units are in need. To have a company come out each time could become very expensive. Rick asked Mark how many rooms at this time are in need and it was stated that he has 8 rooms in different units that need to be stretched. Rick DeJong made the motion to approve the purchase of the carpet stretcher, seconded by Sandy Farrell.

Electric Car Charging Stations: During the May 30th workshop meeting it was asked by an owner about installation of charging station. Mark met with the electrician to install one (review the work cost). They would have to drill from the 2nd floor electrical room down 2 levels to run the 240 volt. That cost alone would be around \$1,500. Mark's concern is if the resort had a power surge and something happened to the person's car what is the resort's liability. Flo shared her findings with everyone that in Pinellas County there are 131 stations in place, only 15 are public and mostly in governmental offices. Also there is some type of funding that the State might offer for those facilities that do put them in place. Mike asked each Board Member to share their thoughts. Sandy felt the demand is still too small plus it would be taking a regular parking space from the resort. Jay wanted to know if they would be charged for electric and would the resort handle the cost, Rick felt it is a little premature and to look further into the funding. Mike actually did ask Pat and Paul (homeowners present) and Pat felt it was not needed and Paul felt it was a waste of money at this time. At this time the Board felt there is not enough need to support the installation of a charging station. The matter will be evaluated over next few months and discussed at the September meeting. However, the Board instructed Mark to not allow 110 and electrical cords to be used at any time/location on the property to charge an electric car.

A Frame Reader Board Signs for CCR Information: Mark checked with the City and it would cost \$10 to obtain a permit to put an A sign at the entrance. Gloria will contact the photographer to obtain a high resolution beach photo to put on the sign.

Foreclosure Weeks: Gloria has designed a spreadsheet with name, unit/week, amount owed and the status on the delinquent accounts. Mike asked of each member if the name should be on the report and if they wanted the report weekly or monthly. All agreed the names could be left and all requested monthly except Sandy. Gloria is still going to update weekly as she receives report from the attorney office and will send monthly (Sandy I will still send weekly to you).

Office Computer: The guest computer in the office did not have Microsoft Office on it which helps owners/guests when there is some work they still need to perform. The software was purchased and installed.

Policy & Procedures and Information Books: Rick will be returning to home early next week and will send the final revisions that were made at the May workshop meeting and copy will be provided to the Board & Management.

Timeshare Expansion Plan for 2022: This question has come up very often lately. Mike shared how another VPM Managed property has already spent over \$5,000 for legal advice. When the timeshare was developed the condominium documents call for a 40 year process. At the end of the 40 years there has to be a majority vote received by proxy by the owners and then a majority of that number to keep the timeshare going for another 10 years. Owners have been asking how the expansion plan works. Jim Valente gave a summary on the subject, which was very informative to the Board on the whole process from the beginning of Camaron Cove. The Board will be speaking to Brian Deeb, attorney, for his legal advice and it will be a continued discussion at the Annual Meeting.

Discussion of Unfinished Business From Past Board Meetings & Old/New Business: Items are Security Job Description, High Toilet, Walk-in Tubs, Shower Issue, Tiki Hut, September Meeting, Annual Meeting Room, Serviceability (Picasso Bowl, Green Recliner Chair):

- Security Job Description – it has been brought to the Board's attention that when owners/guests are looking for after hours staff (security) they are not sure where to locate them. It was suggested by Mike to have a telephone installed at the picnic area so owners/guests could just call the after hours number and they would reach out to the person who is on duty that night. Also suggested was to provide better signage that they are either in the maintenance room or in office located on first floor. There was a situation over father's day weekend in which too many people were in the pool and tiki hut areas but yet no one saw staff. It was agreed there has to be better enforcement of this duty and they have to be more visible. Rick asked if a separate line could go directly to security or we would modify the existing phone to allow it to call the answering service. The current phone only allows a room to be called.

- High Toilets – some owners have requested high toilets. Since there has been replacement parts in storage there has been no need to purchase new toilets. Mike suggested putting high ones in the men’s and ladie’s bathrooms on the first level. Once the replacement parts are used for the rooms if a toilet needs replacing it will be done with higher toilet.
- Walk-in Tubs – at this time the Board does not see the need for walk-in tubs.
- Shower Issue – there was an owner who had been using shampoo/soap to bathe at the shower that now provides warm water. Mike met with the owner and asked him not to use shampoo and/or soap the showers because this leaves a residue on the pavers without a proper drain and this was not the intent of providing warmer water. The situation was resolved.
- September Meeting – at the May workshop meeting it was suggested to have another workshop meeting in which the Board Members are present. Mike felt there would be no return on investment to have the on-site meeting. Instead it will be a regular scheduled Board Meeting.
- Annual Meeting – Mike is suggesting that those who have to fly in for the meeting to start looking at reservations so Mark can work on rooms either at the resort or at the Holiday Inn.
- Serviceability (Picasso Bowl & Green Recliner) - Picasso bowls are starting to show some wear. Mark tried to touch them up but the paint on them was originally baked in. Mark will look at other options. The same goes for the green stressless chairs. They are showing age and Mark will obtain pricing and options for next meeting. Mark is also looking to replace the duck pictures in the kitchen. It was suggested that maybe something with a sea turtle.

Suggestion Box: It was asked whether or not a suggestion box was needed for the owners/guests. Because they are provided with a survey along with inventory list there is no need for one.

Any Additional Matters That May Come Before the Board: Paul Brownell is still concerned about the security situation and wants to make sure that the Board stays on top of this matter. Sharon Rissell had sent the Board an email pertaining to the overflow of people at the resort this past weekend other concerns. Mark has prepared a draft response and Jay will review it. The draft will be sent to the Board for review at the next meeting before being sent to the guest.

Another matter is the fourth of July coming up. Last year a blast was sent out reminding the owners that the resort has full occupancy. Gloria will send the blast notification to the Board for their review and the blast will be sent out.

Sandy pointed out that on the sign that states “call in case of emergency” does not have a number. Mark will put a number in the open space. Also the signs within the pool area do not state “no smoking”. A sign within the pool area will be placed. Currently it is located on the outside area.

Mike also suggested that an information card be sent in the next mailing requesting owners to update their information such as telephone numbers & email addresses. It was brought to the Boards attention that there are still 270 owners that we do not have email addresses on. The list is being provided to Roxanne (office) to try and reach out to those owners.

Date of Next Board of Directors Meeting: The next meeting is being set for July 19th, 2018 at 5:00PM.

Meeting was adjourned by Sandy Farrell, seconded by Flo McGee, motion carried.