

CAMARON COVE  
BOARD OF DIRECTORS MEETING  
THURSDAY, JULY 18<sup>TH</sup>, 2019  
5:00PM

AGENDA

Approval of Board Meeting Minutes: June 17<sup>th</sup>, 2019  
Homeowner Comments and Correspondence  
Fire Inspection – Stairwell Doors  
Water Leak Room 102 & 202  
Beach Club Use & Security  
Homeowner Delinquencies  
2022 Timeshare Continuation Plan & Time Line.  
Rules & Regulations Manual  
Memorial Consideration for Past Employees  
September/November Board Meetings (August/November)  
2020 Board of Directors  
Any Other Matters That May Come Before the Board

ATTENDEES:

Mike Shestok, President  
Sandy Farrell, Vice President  
Jay Cooper, Secretary/Treasurer  
Rick DeJong, Director  
Mark Bodine, VP of VPM  
Gloria Weir, General Manager VPM  
Roxanne Grover, Asst to Mgt at CC for VPM  
Marta Juarez, Homeowner

1. Approval of Board Meeting Minutes: June 17<sup>th</sup>, 2019: There was a brief discussion on whether or not an owner's name should be listed on the minutes since they are being placed on the website. It was agreed not to put the name but just refer to "homeowner". Other change was last sentence where it said next meeting would be June, which should have stated July. With those changes made Mike Shestok made the motion to approve the June 17<sup>th</sup>, 2019 minutes, seconded by Flo McGee, motion carried.
2. Homeowner Comments and Correspondence: Jay Cooper had prepared a letter to a homeowner (NY) who had a few concerns regarding the Beach Club Rules. The other Board Members have provided their comments. Jay will make the changes, send the final version to the Board Members and mail out by this weekend.
3. Fire Inspection – Stairwell Doors: The east stairwell doors will be replaced along with any other repairs in August 14<sup>th</sup>, 2019, along with the panic bars and automatic closers.

A few weeks ago someone stole the handles off the valves in the hallways. Mark Bodine was able to find replacements and an adhesive (LockTight) will be placed over the screws when the new ones are put in place. The cost for the replacement handles was \$400.00. Mike Shestok recommended that the week of the installation of the eastside doors that a note be given to those checking in about some noise that may take place for a few hours. Mike has asked if there was a special screw that could be put in place for the replacement valves. Rick DeJong asked if there was any idea of who vandalized the valves. Mark stated that with the lock tight adhesive he will place over the screws that they will need a heating torch to get them off and also that a police report was filed.

Once the eastside door project is complete Mark will submit the final numbers to Sandy for her spreadsheet that she has on the reserve expenditures.

4. Water Leak Room 102 & 202: On Saturday, July 13<sup>th</sup> the people checking out of Unit 102 stated that the carpet in the bedroom closet was wet. Both Mark and Misu (maintenance) went immediately to the room and could not figure out where the leak was coming from. They went upstairs to Unit 202. There was no AC lines, toilets or tubs leaking. Mark had to move the owner from Unit 102 initially to Unit 202 and then again to Unit 407. The leak was found after the plumber arrived and a few hours of research between the three men a leak was found believed to be in a line between the concrete floor slabs. There is a black sleeve around the copper lines to protect the concrete. Mark cut the sleeve and could see where the leak was coming from. After hours of inspection and many hours of work from the staff they believe the problem is resolved and both Mark & Misu are repairing the walls and finishing any other maintenance that had to be done on Unit 202 since it was a maintenance Unit week. Additionally, Mark will provide the Board with the total cost of the repair to include time and materials by the staff as well as the plumbing company invoice for future reference.

Because of having to move the Owner to Unit 407, which was an owner's unit up for rent the resort will reimburse the owner rental funds and VPM will waive their commission. Mike asked the other Board Members if they felt that a policy and procedure be put in place for similar situations that could happen. After brief discussion it was agreed that Rick will put a "policy & procedure" paragraph together for resort incidences for their review at the next meeting.

5. Beach Club Use & Security: During Sandy Farrell's last visit to the resort she met a guest staying through RCI who owns a security company. Mark Bodine met with him and showed him everything that Camaron Cove has. There were some recommendations made regarding higher fences and putting a push button code boxes on the fences. For example, people could get out to the beach but if they wanted to get back on the property they would need the code. The new fence would be 6' tall with the design on top making it extremely hard for someone to climb over it. The cost for the fences and equipment was approximately \$8,000 which would be for the public bathroom, whirlpool area, beach entrances, etc.

Mike Shestok asked each Board Member including Roxanne Grover and Marta Juarez their thoughts. Two of Mike's recommendations were to get in touch with the fire department since they would need access and also speak with the insurance agent Chelsea Chapman. After hearing everyone's opinions the motion was made by Rick DeJong to place the first 2 gates with push button code box on the beach access gates along with sending a notice via email to the homeowners and earmark that no later than September the possibility of installing two more gates limiting access on the north and south side of the building from the parking lot and they can provide comment to the office if they desire and also placing a notice on the website, seconded by Sandy Farrell, motion carried.

The other matter was on the Beach Club Rules and Regulations on the number of day pass guests. At last Board meeting, a majority of the Board stated we should limit the number of Beach Club guests to 36, but no formal vote was taken. Today Rick DeJong made the motion that in the rules and regulation it will state no more than 36 day pass guests which includes the owners, Flo McGee seconded, motion carried with one no vote by Mike based on the number 36 exceeds the number of people allowed in the pool or whirlpool.

6. Homeowner Delinquencies: Currently there are only 11 files at the attorney's office that have not been paid. A thank you response came from the Board to Mark Bodine and the staff for a job well done with Camaron Cove delinquencies only being a fraction of a percent which is well below the industry standard

7. 2022 Timeshare Continuation Plan & Time Line: Mark Bodine expressed how receptive the owners are at the Owners Meeting after coffee & donuts. Gloria Weir reported that as of today there were 361 yes votes to continue and only 3 no. The number of votes (yes and no) needed to have the continuation meeting is 1021 of which 511 would have to vote yes to continue. It was suggested that a nice cover letter be sent to the homeowners via constant contact reminding them of

the package sent and to make sure they have received it near the end of July. Gloria will ask Mark Green to prepare a draft and send to the Board for their review.

8. Rules & Regulations Manual: Rick DeJong stated that the one topic the number of beach guests already was mentioned under Beach Club and Security. Mike Shestok is concern are our guests placing their towels and personal belongings on chairs and tables prior the pool being opened. There were other items mentioned that need to be updated in the manual. Rick will amend the manual for the Board's review.

9. Memorial Consideration for Past Employees: It had been brought to Mike Shestok's attention about a previous employee passing (Mary Kolettis) and that a donation to the church should be considered. Mark Bodine had a brass plaque made which is on the Board in the office. Mike Shestok made the motion to approve a \$100 donation be made to the Greek Orthodox family church, seconded by Sandy Farrell, motion carried.

10. September/November Board Meetings: Mike Shestok wanted to clarify that he was looking to have a one topic meeting for August and November not September. The one topic would be the 2022 Timeshare Continuation. Normally there is no August meeting with Mark in preparation for the September budget meeting and no November meeting in preparation for the Annual Meeting early in December. The meeting dates being set are August 15<sup>th</sup>, September 26<sup>th</sup>, October 17<sup>th</sup> & November 21<sup>st</sup>.

11. 2020 Board of Directors: Mike Shestok reminded everyone that time is fast approaching and in September Mark will need to know if the existing Board Members will be willing to run for the Board. Mark stated that in September the 60 days Intent to Run notice is sent via email to the Homeowners.

Mike also requested that Mark talk with Marta regarding the housekeeping contract and make sure she submits any changes she would like to see for the upcoming budget preparation.

12. Any Other Matters That May Come Before the Board: At this time Mike Shestok asked each person attending the meeting if they had any additional comments they wish to make. None were received at which time Mike Shestok made the motion to adjourn the meeting, seconded by Flo McGee, motion carried.