

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 19th, 2018
5:00PM

AGENDA

Roll Call of Directors & Owners Present

Opening Remarks by President, Mike Shestok

Approval of Board Meeting Minutes June 21st, 2018

Homeowner Comments

Common Area Renovations: Atrium Rails, defibrillators, Bench By Beach Access, Replace Doors to Storage Area and Beach Chair Survey, A Frame Sign, Picnic Area Telephone, Sand by Seawall, Sea Turtle Lightning.

Room Renovations: Sliding Glass Doors & Windows Replacement, Picasso Bowls, Green Recliner Chair.

Camaron Cove Website & Payment

Electric Car Charging Station

Beach Club Rules & Regulations

Policy & Procedures and Information Books

Resort Foreclosures, Sales.

2018 Annual Meeting 2019 Budget & Reserves, Timeshare Plan for 2022, Attorney, Brian Deeb.

Letter to Homeowner

Discussion of Unfinished Business From Past Board Meetings & Old/New Business

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

Sharon Rishel, Homeowner

Pat Sullivan, Homeowners

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 thanked everyone for the team work and communication and we might have some of that in two of our agenda line items tonight. In order to help Mark & Gloria out asking them to put suspense dates of 72 hours and if a Board Member cannot make it please be kind enough to let them know. Sliding glass doors and windows I think to we need to commit to memory some lessons learned because the next project we will have we might not be sitting board and next board will be facing the roof project and need to reserve funds to cover the roof. The three major items tonight for discussion are: website, rules & regulations and window/door project. Mike might be out of town for a few days and was hoping for someone else to review the first draft of the minutes. Gloria stated she would get him the first draft in the morning.

Approval of Board Meeting Minutes June 21st, 2018: Mike Shestok verified that everyone had received the minutes. He had two changes, one was to remove “via conference” after Rick DeJong’s name and then another change under electric car charging station. Sandy Farrell had one change in the showers issue section to add the word “at” the showers. Gloria Weir to make those changes. Mike Shestok made the motion to approve the June 21st, 2018 minutes with the 3 minor changes, Sandy Farrell seconded, motion carried.

Homeowner Comments: Mike explained to Sharon Rishel that later in the meeting there would be discussion about the response letter being sent to her and Paul Brownell about security, walk in tub & high toilets. A high toilet has been placed in the woman’s bathroom in the picnic area. Sharon thanked the Board for addressing the issues and expressed the good job that the Board is doing.

Common Area Renovations: Atrium Rails, defibrillators, Bench By Beach Access, Replace Doors to Storage Area and Beach, Chair Survey, A Frame Sign, Picnic Area Telephone, Sand by Seawall, Sea Turtle Lightning:

- Atrium Rails for the interior hallways should begin after the Labor Day holiday
- Defibrillators – they are now located on each floor including picnic area with proper signage. Mark will look at other options than Indian Rocks Beach for staff training
- Bench by Beach Access – last month it was approved to spend \$600 on a bench that had epoxy coating. Mark was given information about a different type of bench that is recycled plastic like the picnic tables. There are two types, one with two boards for backing & seating and another one with three boards for backing and seating. The two board one would be a cost of \$1,000 and three board pricing \$1,200. Mike asked each Board Member their opinions. Everyone liked the idea of the three board support one. Mike Shestok made the motion to approve the new three board bench in a desert tan color to be placed on 20” X 20” pavers for cost of \$1,400, seconded by Sandy Farrell, motion carried.
- Replace Doors to Storage Area – still in progress as new doors are 80” in height and old ones 79”. Mark is going to try and shave the opening to make the new doors fit. New doors come with vents to keep air circulation in the storage area
- Chair Survey – Mark reported the situation with leaving chairs on the beach has improved but some people are still not bringing them in especially when the night storms roll in.
- A Frame Sign – Gloria reported she is waiting to get the right resolution to take to Staples for the sign.
- Picnic Area Telephone – has been reprogrammed. Now the owner/guest can hit *70 to reach security on their cell, *71 to the answering service which then reaches out to Mark. Signs are being made to display the codes.
- Sand By Seawall – the sand on the northside was turning green so new sand is in place and vegetation is growing back.
- Sea Turtle Lighting – during this time of year there cannot be bright lights from the beach. The lights on the balcony of the rooms have been changed to amber and people are asked to keep curtains closed. The under roof parking lights are still bright and Mark has shielded them to the best he can. If he receives another report from the City then other options will be have to made to address the brightness.

Room Renovations: Sliding Glass Doors & Windows Replacement, Picasso Bowels, Green Recliner Chair:

- Sliding Glass Doors & Windows Replacement – it was planned for Unit 202 to be completed this week. When the contractor reached out to the PGT manufacturer to find out delivery date for this unit they were informed they were shipping all windows & sliding doors on August 22nd, 2018 instead of one set now. There was concern as to storage for the windows & doors. There will be two storage containers placed on the northside of the building. When the manufacturer delivers the contractor (Dynamic) will be there to inspect and accept the supplies. The containers will remain in place for a couple of months. This should not be a parking issue since the resort does have several units down for maintenance. The Board was a little surprised by the cost of the containers and especially the permitting from the City of Indian Rocks Beach for \$4,902. Sandy has reviewed all the extra

expenses and is concerned about the contractor adding additional unexplained 10% fees for the containers and permitting plus some of the totals are not matching up. Mark & Jay to review this work order after the meeting and report back to the other Board Members. It was also confirmed that it is the contractor who is responsible for the inspections of the supplies and security of them. Mark also informed the Board that if someone was to get hurt the liability insurance is in place. It was also asked since the contract read there is a \$200 penalty for not starting the work on the July week if the contractor would have to pay it. At this time Mark stated no since it really was out of the contractor's control, however this is subject to future review. Mike asked if the fire marshal had any concern with the trailers being on the property for those few months and Mark confirmed they did not. Mark reminded everyone that the resort had to do the same thing when the mattresses were delivered a few ago. Mark was asked to provide a copy of the contract that was signed after the meeting on May 30, 2018. It was asked of Mark to provide reports with updates during the project. Mark will send pictures and emails during the stages. At this point Sandy Farrell made the motion to approve the word order up to \$4,900 once the billing issues are resolved, Mike Shestok seconded, motion carried.

- Picasso Bowls & Green Recliners – Mike has requested that Mark look at each unit and give the Board an idea at the next meeting his findings on how many bowls and chairs might be in need of replacement and any suggestions he might have.

Camaron Cove Website: Mike asked Gloria to give them an update. The video is working but with changes from Google there can be no sound. The website is extremely easy to make changes adding and/or deleting newsletters and minutes along with changing of pictures. Sandy & Gloria reviewed the final invoice and came to a figure of \$709.65. Mike Shestok made the motion to approve the \$709.65 be issued to VPM, seconded by Flo McGee, motion carried. Mike also thanked Jim for paying Grapevine until this matter was settled.

Electric Car Charging Station: Mike had requested Flo to take the lead on this project. It was suggested to put together a voting form to be sent to the homeowners to get their opinion as to whether or not they would like to see one on the property. A total cost also has to be established for installing outlets and equipment and if the person using it would be charged for using it. Flo to put some ideas together and present at the September meeting.

Beach Club Rules & Regulations: Mark drafted a summary page of the beach club rules and regulations. The Board reviewed it, made revisions and approved the final draft for distribution to the owners. An email blast will be sent to our owners as soon as Mark makes the changes and then also sent to the Homeowners in the Annual Meeting notice package sent out in October.

Policy & Procedures and Information Books: Rick had just sent out his latest revision a couple of days before this meeting so Mike asked if this could be tabled to next meeting. Rick also asked that everyone look them over carefully and also requested dates that each procedure was put in place.

Resort Foreclosures, Sales: Mike asked Gloria to discuss this matter. Gloria sent the Board a breakdown of the delinquent files along with a cost to the resort for foreclosures. Gloria did state at this time that her and Joann Evans (sales) do not wish to have prices lowered. If Joann gets an offer she will let Gloria know and an email will be sent to the Board for their comments. Currently there are 3 week 50's on the list and one more to come. Mike wanted Gloria to check into one owner who she had marked paid in full last month and this month states deeding back.

2018 Annual Meeting 2019 Budget & Reserves, Timeshare Plan for 2022, Attorney, Brian Deeb: Mark reminded the Board that the Annual Meeting is set for Saturday, December 8th, 2018 at the church. He will be working on the proposed budget after receiving August financials. Mike is requesting there be a Board Meeting prior to the Saturday meeting in order for the Saturday meeting not be so long.

The other subject is timeshare plan for 2022 and explanation from the attorney. Rick made the motion to have Brian Deeb, attorney, research the pertinent legal details leading to the 2022 timeshare decision by Camaron Cove owners and inform owners, through its Board of Directors, of legal ramifications and suggest options that may guide the Board through this process. As well, the Board requests Brian Deeb:

- A) prepare a brief and user friendly summary of his research and share his findings with the BOD during its November, 2018 meeting;
 - B) meet with the BOD to discuss and answer questions pertaining to his summary and research; suggested meeting date - Friday, December 7, 2018; and
 - C) meet with owners at the December 8, 2018 AGM to share his summary and research and answer any questions".
- Motion seconded by Flo McGee, motion carried.

Mark explained there are three meetings on December 8th, a Board Meeting to approve the operating budget, then annual meeting in which the totals on the proxies are announced for the reserves and election. The last meeting is a Board Meeting at which time the Board decides which seats they will hold for coming year, who signs checks, who signs escrow tax check.

Letter to Homeowner: A letter was prepared by Mark & Jay to Paul Brownell & Sharon Rischel regarding security, walk-in tubs & higher toilets. Rick had added some points to the letter that will be sent to the homeowners.

Discussion of Unfinished Business From Past Board Meetings & Old/New Business: Mike asked for Mark to pick 2 or 3 pictures of sea turtles for replacement of the current picture in the kitchen to present to the Board in September.

Any Additional Matters That May Come Before the Board: Mike did ask the Board Members if they had anything else to report and they did not. Pat Sullivan, owner, was still on the call and she had nothing to ask of the Board and just thanked them for all they do.

Date of Next Board of Directors Meeting: Meeting being set for Thursday, September 27th, 2018 at 5:00PM