

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 24TH, 2020 AT 3:30PM

Notice duly given: a meeting of the Camaron Cove Board of Directors was called to order on Thursday, September 24th, 2020 at 3:35PM at Camaron Cove Resort, 2402 No. Gulf Blvd., Indian Rocks Beach, FL 33785. Present by telephone conference call were Sandy Farrell, Vice President; Rick DeJong, Secretary; Flo McGee, Director; Gloria Weir, General Manager VPM; and Sheila Pedersen, Homeowner. Present at the resort were James Cooper, Treasurer; Mark Bodine, VP of VPM (Resort Manager); Joann Evans, Sales; and Marta Juhasz, Homeowner & Owner Cleaning Company.

Flo McGee made the motion to approve the August 20th, 2020 Board of Directors meeting minutes, seconded by Jay Cooper, motion carried unanimously.

Mark Bodine shared that it has been a busy couple of weeks with 13 sofa sleepers & loveseats being replaced per week and the new flooring being put in. Cleaning of the units is taking a little longer since the units do require a deeper clean. Sandy asked if the resort is financially responsible for the dumpster for the removal of the flooring and Mark confirmed it was. The pillows on the couches matches the living room chairs. The bedbug covers are being removed from the sofas before being taken away and put on the new ones.

The new lobby bulletin board is ordered and should be in shortly

Mark explained that RCI is leaving the ratings at Silver and that if ratings were lower than silver ratings they until would remain Silver due to the Pandemic. Sandy shared that RCI has been kind with refunding on those that could not travel.

The Board of Directors had approved making the \$250 donation to the church in Gettysburg that Mike Shestok had attended.

Wireless Internet Captive Pages...Password: bw9sd25 Logon Password: beachball. Mark had spoken with Spectrum on making sure the internet at Camaron Cove has better protection. There are new passwords in which when you try to sign in you have to answer security questions and provide the passwords. With the added security from Spectrum the Board of Directors then felt it was not necessary to purchase the Cyber insurance. Jay Cooper made the motion not to purchase the Cyber insurance, Flo McGee seconded, motion carried unanimously.

Service/Support Animal Policy & Procedures – this Policy & Procedure had been passed onto Brian Deeb, legal counsel, for his review and some changes were made. It is being recommended that it be placed on the website for owners to read and also a constant contact blast be sent. Sandy Farrell made the motion to approve the Service/Support Animal Policy & Procedure, seconded by Rick De Jong, motion carried unanimously

Report Card Comment Sheet – Rick had designed a comment sheet which he is hoping that when the owners/guests fill them out it could help the Board & Directors and management to discuss upcoming projects. It was recommended to table this until the Annual Meeting and give those present a copy and have them fill it out and get their suggestions.

2020 Delinquent Maintenance Fees Status – Mark stated that five more owners had paid up and there are until 12 owners that are in foreclosure. Four owners had deeded back their inventory. That inventory will be added to sales list. Weeks 47, 51 & 2 will be listed at \$2,495 and the other at the normal price of \$1,995.

2021 Proposed Budget, Reserves, Real Estate Taxes – The new proposed budget shows a slight increase of \$5.00 in the operating portion of the budget plus \$5.00 in real estate taxes. There will be no increase in the reserves for 2021. Total amount of increase for 2021 will be \$10.00. Rick stated that just with the insurance going up by \$5,000 the small increase seems very reasonable. Flo McGee made the motion to approve the proposed budget for mailing in October, seconded by Sandy Farrell, motion carried unanimously.

Housekeeping Contract Extension – Mark wanted the Board of Directors to sign the extension for another three years. This might have been completed already and Jay Cooper going to research since was the one who had written it up.

Annual Homeowners Meeting, December 5, 2020 Church of the Isles – Mark Bodine spoke to the Church and they are allowing Camaron Cove to have the meeting on December 5th, 2020. On Wednesday, December 2nd there will be a meeting at the resort. Mark requested that the Board Members please turn in receipts for their expenses.

Notice Running for the 2021 Board of Directors – Mark requested that anyone wishing to remain on the Board return their forms and also that anyone new wanting to run should have their forms in no later than October 20th. If only one new form is received than an election is not required. If more than one new form is received than an election will take place.

Picnic Area Gates & Locks – Mark shared that the gates & locks are working well.

Beach Club Use and Activities Opening at the Resort – it was agreed that the activities and Beach Club use will until be postponed until the Annual Meeting in December.

There being no other matters to come before the Board, Rick DeJong made the motion to adjourn the meeting, seconded by Sandy Farrell, motion carried unanimously.

Next Board of Directors meeting being set for Thursday, October 22nd, 2020.