

CAMARON COVE RESORT

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Annual Meeting of the Camaron Cove Resort
Condominium Association, Inc. Homeowners
December 4, 2021

This is a draft of the annual meeting of the Camaron Cove Resort Homeowners. Final approval of the minutes to be approved by the homeowners at the next annual meeting.

Notice given, the annual meeting of the Camaron Cove Resort Condominium Homeowners Association Inc. was called to order at 11:10 a.m. on December 4, 2021 at the Church of the Isles, 200 24th Avenue, Indian Rocks Beach, FL 33785. Present were Sandy Farrell, President; Flo McGee, Vice President; Rick DeJong, Secretary; Jay Cooper, Treasurer; Sheila Pedersen, Director. Also Jim Valente, Mark Bodine, Roxanne Grover, Carolyn Mills and Joann Evans from Vacation Property Management.

Also present were approximately 20 homeowners attending the meeting in person. Sign in sheet of homeowners attending the meeting in the office.

The main purpose of the annual meeting is to elect a board of directors for 2022, vote on reserves for 2022 and any other matters that may come before the membership.

Roll call of directors and members were taken and certification was given that there was a quorum of members present either in person or by proxy to hold the annual meeting. 618 proxy's were needed to have a quorum this year for the annual meeting.

Homeowner Richard Leverage made a motion to waive the reading of the 2020 annual meeting minutes. Motion was seconded by Alex Theinert which passed unanimously. Mark Bodine stated that the minutes, books and records of the resort are in the resort's office at 2402 N. Gulf Blvd, Indian Rocks Beach and can be viewed by any homeowner during normal office hours. Also copies of the resort records will be emailed or mailed to the homeowners at their request. The current audit, monthly financial statements can be sent to owners by mail, email or fax if requested.

Mark Bodine stated that email notification and a letter was sent out 60 days ago asking any homeowners who desire to run for the board of directors to submit the notice of intent to run for the board along with their resume. The form and resume had to be returned at least 35 days before the annual meeting so it could be mailed to all homeowners with the information mailing that will go out with the annual meeting material to all homeowners in November. No forms were returned by the homeowners wanting to run for the Board of Directors. The current board of directors all said they will serve on the Board for another year.

Mark Bodine stated that in accordance with Florida Statute 721 a vote to approve or waive the reserves is to be taken at the annual meeting of the homeowners. Notice of the reserves for 2022 were sent to all homeowners along with the annual meeting materials in November, 30 days prior to this meeting. The reserves are for painting, paving, roofing, and capital improvements to the resort. If reserves were not approved each year, special assessments of the homeowners would result in getting funds to do these projects. Proposed reserves for 2022 will increase by \$ 10.00 to \$ 170.00 for each unit week. (See attached 2022 reserves).

The meeting was open to discussion with the homeowners on the 2022 reserves. Sandy Farrell stated that the reserves are for capital improvements to the resort such as painting, paving, roofing, furniture, fixtures and equipment. The resort is 40 years old and will need more maintenance due to the age.

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Flo McGee, chairman of the furniture, fixtures and equipment committee (FFE) said the big renovations to the rooms this year were the walk in showers in the master bathrooms. 20 walk in showers in 2021 with light in the shower. Also new higher toilets, sink faucets and mirrors. Remainder 20 walk in shower and bathroom renovations scheduled for the fall of 2022.

New Bedroom furniture with dressers, dresser mirrors, tv media stands, night stands, bed head boards, ceiling fans with a light. New appliance refrigerators and stoves.

Sandy Farrell presented a chart that breaks down the expense for the renovations completed in 2021. (See attached chart) All these renovations were paid for from the reserve funds.

The main project for 2022 will be looking into the replacement of the 40 year old roof.

On the back of the proxy this year, the Board of Directors wanted suggestions from the homeowners on ideas and improvements at the resort. The Board thanked those homeowners for sending in their suggestions.

Mark Bodine said that if the homeowners do not approve the reserves each year, the only way to get the funds to do these renovation projects would be a special assessment to the homeowners. This process is costly and involves mailing notice to the homeowners of a meeting to discuss the assessment and then mailing out the bill to collect the assessment. This would cost the homeowners thousands of additional dollars. Your Board and Management recommends the homeowners approve the reserves.

With the proxies and votes from the homeowners attending the annual meeting, Nancy Kubecka made a motion to approve the reserves for 2022. Motion was seconded by Norbeth York. Motion passed unanimously. The reserves were approved in the amount of \$ 170.00 for each unit week owned for 2022.

The Board and homeowners discussed the Beach Club. As an owner, if it is not your week, you are able to come to the resort and use the Beach Club facilities which includes the swimming pool, whirlpool, picnic area, tiki hut and gas grills. Priority use of these facilities are given to residents staying at the resort for the week over Beach Club users. Rules for using the beach club are you must call in 72 hours in advance to make sure the facilities will not be over crowded. Check in the office for wristbands, no parking on the resorts property, limited to 36 using the Beach Club facilities. Beach Club closed on all major holidays. The Beach Club has been closed because of Covid and for safety of the residents staying at the resort. Homeowners at this meeting would like to see the Board open the Beach Club again. The Board will discuss opening the Beach Club at the Board meeting following this meeting.

Homeowners would like to see the additional of a second elevator. Proposal of a 2nd elevator was presented to the homeowners in 2016. Unfortunately not enough homeowners voted to yes approve the elevator. (See attachment by Rick DeJong).

There being no further matter to discuss with the homeowners at the annual meeting, Nancy Kubecka made a motion to adjourn the meeting, motion was seconded by Norbeth York which was approved unanimously.

Meeting adjourned at 12:00 p.m.

Respectfully submitted,

Mark Bodine
Vice President, Vacation Property Management, Inc.
Cameron Cove Resort Manager