

CAMARON COVE RESORT
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Camaron Cove Resort
Board of Directors Meeting
February 23,2022

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on February 23, at 3:00 p.m. at Camaron Cove Resort 2402 N. Gulf Blvd, Indian Rocks Beach, FL 33785. Present by telephone conference call were Sandy Farrell, Rick DeJong, Jim Valente and Gloria Weir, on Zoom was Flo McGee. At Camaron Cove Resort were Sheila Pedersen, James Cooper, Mark Bodine, Roxanne Grover, Marta Juhazs.

James Cooper made a motion to approve the January 19, 2022 Board of Directors meeting minutes. Motion was seconded by Sheila Pedersen which passed unanimously.

With the governor of the State of Florida stating all business do not need to require facial covering for COVID, the Board discussed the start of the hotdog cook out again in March and discontinue the welcome package. Facial covering and social distancing are still an option for the residents at the resort. It is suggested to wear masks in you have not been vaccinated. Beach club to remain open at 50% capacity for now.

Rick DeJong mad a motion to start the hotdog cook again in March in a safe manor, discontinue the welcome package and keep the Beach Club at 50% capacity for now. Motion was seconded by Flo McGee which passes unanimously.

Andy Georgiades from All Area Roofing and Waterproofing spoke to the Board about re saturation of the roof. Sandy suggested that Camaron Cove Resort be added as an additional insured on the roofing contract before proceeding with the project. Andy suggested to do the roof during the dry season in the winter months. Mark Bodine stated that he would like to have the roof work done in October when we are in maintenance weeks and one week part of the 5th floor will be vacant and the following week the rest of the 5th floor vacant. It was discussed that the rocks on the roof will have to be swept off to one side to prepare the surface for the new re saturation then the rocks put back. Discussion on using a power sweeper or hand swept of the rocks off the roof to prepare the surface for re saturation. Also the re saturation will have a smell for a few days. Project estimated to take between 8 to 14 days depending on weather. The Board discussed doing something for the residents during the roof project for their inconvenience during their stay.

Rick DeJong recommended that a structural engineer do a report on the condition of the roof before the re saturation begins to make sure the roof is structurally sound and no additional work needs to be done on the roof.

New air conditioner structure which will raise the A/C units off the roof are not needed for a re saturation of the roof. A/C structure would be needed if doing a complete tear off and installation of a new roof.

Update on the Furniture, Fixture and Equipment for 2022. New sample room curtains on order. 20 additional walk in showers approved for 2022. New longer shower curtains for the walk in showers ordered. Place mats for dining room tables ordered. 30 living room ceiling fans completed. 10 more to complete. New Ping Pong table in picnic area. New floor mats for the lobby and elevator.

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Sandy Farrell discussed that it is time for a new property appraisal and reserve study. IP risk serviced had done this in the past at the recommendation of our insurance agent, Chelsea Chapman. Cost for the appraisal is \$ 695.00. Reserve Study \$ 1,495.00. Sandy stated that each year on the audit, the auditors recommend having a current reserve study. Last reserve study was in 2017. Appraisal is to determine the value of the building for insurance.

Flo McGee made a motion to approve the appraisal and reserve study. Sheila Pedersen seconded the motion which passes unanimously.

Roxanne Grover discussed the pest control service at the resort. Proposal from Massey pest services to treat the entire building and rooms for pests. Initial treatment is \$ 475.00. Monthly treatment will be \$ 195.00. Service to be done on a Saturday when the rooms are vacant between check out and check in. Massey to retreat at no cost if pest re appear in the rooms.

Sheila Pedersen made a motion to approve Massey pest control services. Motion was seconded by James Cooper which passes unanimously.

The Board discussed office remodeling. Mark Bodine stated that he would like to add an additional storage area to the back of the office. After this project completed, move to remodeling the main office. Board gave the go ahead to get quoted on adding a storage area to the back of the office.

Rick DeJong discussed the policy and procedures. CCR 10: Homeowner Unit Week Deed Back. CCR 15: Political Expressions of CCR Employees was discussed. Rick asked the Board to read his changes made for the next Board Meeting. Jim Valente stated the staff at Camaron Cove Resort are employees of Vacation Property Management. VPM has an employee manual that all employees agree to for employment. Jim and Gloria to send the VPM employee manual to the Board for review. Jim Valente suggested that Camaron Cove Resort attorney, Brian Deeb take a look at the policies and procedures when completed by the Board.

Rick DeJong discussed the responsibilities of the night staff at the resort. Rick felt there is a report form to be filled out by the night staff for their job duties. Night staff needs to be more visible at the resort and to the residents. VPM to work on the report form and present to the Board.

With the recent room renovations, Kyle Bennett is working on updating the room photos and video for the website.

There being no further matters to come before the Board, Sheila Pedersen made a motion to adjourn the meeting. Motion was seconded by James Cooper. Motion passed unanimously.

Meeting adjourned at 5:10 p.m.

Respectfully submitted.

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