

**CAMARON COVE RESORT**  
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Camaron Cove Resort  
Board of Directors Meeting  
October 5, 2022

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on October 5, 2022 at 3:00 p.m. at Camaron Cove Resort 2402 N. Gulf Blvd, Indian Rocks Beach, FL 33785. Present at Camaron Cove Resort, James Cooper, Roxanne Grover and Mark Bodine and Joann Evans. Telephone conference call were Sandy Farrell, Sheila Pedersen Rick De Jong and James Valente. On Zoom Flo McGee.

Rick DeJong made a motion to approve the minutes of the July 27, 2022 Board of Directors meeting. Motion was seconded by Sheila Petersen which passed unanimously.

No new homeowner correspondence.

Board discussed update on the Covid virus. Housekeeping still doing extra cleaning and disinfecting of the rooms.

Management and the Board discussed the close call from Hurricane Ian hitting the Tampa Bay area. Fortunately for our area, the hurricane turned South and hit the Ft. Myers and Naples area which is about 100 miles south of Camaron Cove. The resort staff took the necessary steps in securing the resort for the Hurricane. No damage to the rooms or property was noted. Resort and all the facilities were open for operations. With the sever damage to the South Florida area, Management and the Board are concerned about a big increase in property insurance for next year.

Rick DeJong discussed the Camaron Cove Resort policy and procedures # 3 Beach Club Rules and Regulations.

The updated revisions were ok with the Board. Rick DeJong made a motion to approve the revised CCR # Beach Club Rules and Regulations. Motion was seconded by Jay Cooper which passed unanimously.

Sandy Farrell presented an update 2022 Board approved expenditures and planning projects. (See attached report).

She stated that the Board has been flexible and responsible in reprioritizing projects from the 2021 approved project list to meet current more pressing demands for the reserve funds. A 2022 reserve study has just been completed and reviewed by the Board. The Board watches all reserve fund expenditures very close. Many items from the list will be completed by year end including the completion of the master bathroom conversions of the bathtub to walk in showers in the 20 remaining units.

Mark Bodine stated that because of the collapse of the condominium building is South Florida last year, the State of Florida has mandated that all high rise residential buildings have a 40 year re certification completed by a certified engineer to make sure the building is in good structural condition by the end of 2024. The engineer who did our roof study for the re saturation of the existing roof submitted a re certification proposal for \$ 8,000.00. Chelsea Chapman of Greater Florida Insurance, our insurance agent, is having a seminar on October 21 with engineers speaking on the re certification matter. Mark Bodine and Roxanne Grover to attend the meeting and report back to the Board.

The Board discussed the re saturation of the roof. Mark Bodine met with the roof and air conditioner contractors to schedule the re saturation project. Air conditioner contractor to begin working in November to raising the air conditioner 36 inched up off the roof on a special stand as required by current codes. This includes cutting the freon and electric lines to the units and raising them. Re saturation of the roof to be completed in January or February 2023 depending on the weather.

The seal coating of the parking lot is almost completed. Asphalt is taking more seal coating that originally expected. Mark Bodine asked the Board for and additional \$ 600.00 for seal coat. Flo McGee mad a motion to approve the additional \$ 600.00 for the seal coat. Motion was seconded by Jay Cooper which passed unanimously.

The office computers and software operate on Windows 7. Microsoft and our IT support does not service Windows 7 anymore. The new computers and software for the office is scheduled to be installed in the next few weeks. This will update our office system.

Kyle Bennett has completed the new video of the resort. James Valente suggested to add voice to the video describing the resort. He will check with having this done and what it will cost.

The proposed 2023 operating budget, reserves and real estate taxes were discussed. Proposed operating budget to increase \$ 23.00 from \$ 555.00 to \$ 578.00. (See attached proposed 2023 budget). Increases in property insurance, housekeeping, commercial cleaning, linen services and maintenance expense increases, account for the proposed increase in the operating budget. Reserves to increase \$ 10.00 from \$ 170.00 to \$ 180.00 based on our estimated budget and 2022 recently completed reserve study results. This includes an amount for the building insurance deductible which the Board approved. Real estate taxes will remain the same at \$ 50.00 for the 01, 02, 03, 06, 07 and 08 units. \$ 60.00 for the 04 and 05 units. If approved by the homeowners the 2023 budget will increase by \$ 33.00 for maintenance fees, reserves and real estate taxes. Proposed 2023 budget to be sent to the homeowners to be discussed and approved at the Annual Homeowners Meeting on December 3, 2022. It was noted that our maintenance fees are among the lowest of similar resorts in Florida.

New cleaning company, Mama Rosa Cleaning would like a 3 year contract. Roxanne Grover and Mark Bodine stated that they were doing a good job on cleaning the rooms. Flo McGee made a motion to approve a 3 year cleaning contract with Mama Rosa Cleaning. Motion was seconded by Jay Cooper which passed unanimously. Jay Cooper to prepare the new contract.

Mark Bodine stated that Kyle Bennett, James Cooper, Rick De Jong, Sandy Farrell, Flo McGee, Sheila Pedersen and Michael Pierce has all submitted the required form to run for the 2023 Board of Directors. No other nominees submitted at this time.

Mark Bodine said that the old 2 way radios used by the office, maintenance and housekeeping need to be upgraded. He would like to spend \$ 1,000.00 on upgrades. Rick De Jong made a motion to approve \$ 1,000.00 for new 2 way radio communications. Motion was seconded by Sheila Pedersen which passed unanimously.

Mark Bodine stated that the elevator needs a new seal because hydraulic fluid is leaking out causing the elevator cab to cavitate on the upper floors. Nothing serious. The generator is 40 years and getting hard to start up. Generator operates elevator and common area lighting to help residents exit the building in emergencies. No electric to the rooms. Our generator service company looking for replacement parts.

Annual Meeting material being prepared which will include notice of the Annual Homeowners Meeting, proposed nominees for the 2023 Board of Directors with resumes, 2023 budget, reserves and real estate taxes, proxy with survey, and 5 year use calendar. Mark Green working on the Camaron Cove Newsletter to be send to the Board for final approval before being mailed.

The 2022 Annual Meeting of the Homeowners will be held on Saturday, December 3, 2022 at 10:00 p.m. at the Church of the Isles.

Next Board Meeting scheduled for Wednesday, November 30, 2022 at 10:00 a.m.

There being no further matters to come before the Board, Rick De Jong made a motion to adjourn the meeting. Motion was seconded by Sandy Farrell Motion passed unanimously.

Meeting adjourned at 4:30 p.m.

Respectfully submitted.

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