

CAMARON COVE RESORT

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Camaron Cove Resort

Board of Directors Meeting

April 26, 2023

Notice given, a meeting of the Camaron Cove Resort Board of Directors was called to order on April 26, 2023 at 3:00 p.m. Camaron Cove Resort, 2402 Gulf Blvd, Indian Rocks Beach, FL 33785. Present were Jay Cooper, Roxanne Grover, Mark Bodine, JoAnn Evans. Flo McGee, Sheila Pedersen, Chelsea Chapman, Georgette Kyriacou, Tanmay Kadem on Zoom. Sandy Farrell, Rick DeJong, by telephone conference call.

Flo McGee made a motion to approve the March 22, 2023 Board Meeting minutes. Jay Cooper seconded the motion which passed unanimously.

Addressing the Board, the meeting began with Georgette Kyriacou from M2E. She was discussing the signing of the contract for the Milestone Inspection report and Structural Integrity Reserve Study (SIRS) report. She discussed the timeline and what to expect with the reports. The Milestone Inspection Report is to ensure the building safety. The Structural Integrity Reserve Study (SIRS) is to ensure that Camaron Cove reserves are sufficient to pay for the future repairs.

The two reports, Milestone Inspection Report and Structural Integrity Reserve Study, need to be done by December 31, 2024.

Once the Milestone Inspection Certification is completed a copy gets submitted to the Authority Jurisdiction over the community. Structural Integrity Reserve Study report gets submitted to the Department of Business and Professional Regulation (DBPR) and the reports then get sent to the owners. And a copy of both reports is to be displayed in the office and available to homeowners.

Roxanne discussed with the Board that she sent out a reminder of the Beach Club rules to the homeowners which reiterated the rules as there have been some rule

breakers. The Beach Club has been busy this month with it being closed down three times for the month of April due to the maximum of 24 being reached.

Chelsea Chapman discussed with the Board the property insurance for renewal. Chelsea warned the Board that the insurance has increased significantly for the 2023-2024 year.

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Sandy to discuss the Board expense report and proposed 2023 projects:

- Mark noted that the pool chairs are fading and would like to send them out for restriping. The project would be done in three phases, that way we have enough chairs for everyone to access during the summer. The restriping will take about three months to get completed. The cost of the restriping is \$10,000 which is much less than purchasing new chairs.

Flo made passed the motion to get the chairs done and Jay seconded it. Motion passed unanimously.

-Roxanne talked about the shelves in all of the closets in the units. They are being cleaned when the units are vacant.

-Mark and Misu have replaced three dishwashers in the units.

-Laundry room - Mark and Misu put down a new floor in the laundry room. Looks great!

-Mark stated that the contractor will be coming to the resort next week to do some draft work for the storage space in the back of the office and will submit that for permitting and then will get started on the renovation work.

-Rick DeJong asked Mark about the resort signs. Mark had sent some designs to the Board to look over and approve including a new sign for the whirlpool area with a turtle in the background. As well, Mark will look into new floor signs with a turtle pointing to the direction of each room. What way the rooms are located at.

-Mark painted all of the floors in the trash rooms.

-Mark would like to purchase new luggage carts. Three of them are rusted badly and appear in rough condition. New carts cost about \$1,000.00 per cart. Mark would like to purchase three of them at a total cost of would be \$3,000.00. Rick made the motion to purchase new luggage carts and Sheila seconded it. Motion passed unanimously.

The Whirlpool vacuum pump gave out. Mark ordered a new one and installed it.

Mark let the Board know that the resort passed the fire inspection from Suncoast Fire and Rescue. They gave us a fine report.

Thank you, Mark Green, for the website. The Board would like to have him at the next Board meeting to discuss the number of views and users that has visited the CCR website.

Sandy- website analytic.

Rick suggested that Roxanne email the rule breakers of the Beach Club with the rules to make sure they are aware of what they are and that they are followed just in case they didn't see them on the website.

Rick asked M2E engineers what is their expectation of the life of the foundation.

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There being no further matters brought before the Board, Jay Cooper made a motion to adjourn the meeting. Motion was seconded by Flo McGee. Motion passed unanimously.

Next Board Meeting scheduled for Wednesday, May 31, 2023 at 3:00 p.m.

Meeting adjourned at 5:00 p.m.

Respectfully submitted.

Roxanne Grover

Cameron Cove Resort

Resort Manager