

CAMARON COVE RESORT

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Camaron Cove Resort

Board of Directors Meeting

July 26, 2023

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

Santosh from M2E went over the Milestone Inspection Report that was conducted at the resort in May. A draft was sent to the Board in July for their review. The preliminary findings indicate that the CCR building has passed the Milestone Inspection on the structural integrity of the building.

M2E recommended that the carpet in the corridors need to be pulled up and a waterproof membrane be put down.

There are some cracks that need attention and need to be corrected.

Santosh also discussed waterproofing the exterior of the building, stairwells, and corridors. This was the most concerning deficiency.

The roof passed inspection. The roof was re-saturated in February 2023.

Homeowner correspondence:

The homeowner who sent a letter about the smoking marijuana on the property. thanked the Board for the response.

Homeowners are very happy with the Board that a security guard was hired to work the weekends. They stated that they feel safer at the resort.

Roxanne Grover reported that Instagram is going well.

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Mark Bodine still getting bids for water proofing the building. Will have some bids for the next meeting.

Mark, Roxanne, and Gloria drove to Sarasota to Kenneth Kandefer's office to meet with Rachael and Eileen. Kenneth Kandefer's firm will be handling CCR accounts and by doing the monthly statements and the required audit.

Delinquencies: Two owners are deeding back their units to the Association noting that 20 units are outstanding and in the hands of the attorney for possible foreclosure.

Sandy discussed the Board Expense Report and proposed 2023 projects:

- Elevator hydraulics' seal was leaking and the elevator was unsteady when stopping on the upper floors. The seal was replaced.
- Mark ordered another pool umbrella for a total of three umbrellas in the pool area.
- The final batch of pool chairs have come back from being restriped.
- The shelves in all of the closets in the units are being cleaned when the units are vacant.
- Office renovation permits are still being reviewed. Renovations will begin once permits have been approved.
- New resort signs with our logo, the turtle, came in and will be installed around the resort.
- There were two cameras not working. They have been repaired and re-installed.
- Work was completed to the trash chute doors.

-The Board looked into getting new bathroom doors with push button locks for the restrooms in the picnic area. The cost of the doors with locks was estimated at \$5,409.31. The motion to approve this expenditure was defeated by a vote of 3 to 2.

-The phone system wasn't working properly and couldn't send or receive calls in the office. A new phone card was replaced and now the phones are working correctly.

-Housekeeping is doing a good job.

-The insurance inspector completed an inspection of Camaron Cove. The inspection reported a concern with the dumpsters on the ground floor. A spring and a fusible link were not working properly so the contractor was called and repaired this issue which satisfied the insurance inspector.

- Former CCR Board President, Mike Shestok, who passed away in May, 2020 and who was recently buried at Arlington National Cemetery, was recognized by the Board and VPM staff during this meeting with the following entry made to its official minutes in honor of Mike Shestok:

*"The Camaron Cove Board of Directors, its owners, and the staff of Vacation Property Management wishes to acknowledge the upcoming funeral of Michael Shestok on August 8, 2023 with interment at Arlington National Cemetery. As a former CCR Board member and CCR Board President, we extend deep appreciation for the immeasurable contributions Mike made to Camaron Cove Resort and its community of owners and staff. With skills honed through his work as an active member of his community and as a vital member of the United States Army, Mike will be remembered for his leadership, unwavering commitment to others, and a sincere desire to make this a better, safer world. We extend heartfelt condolences to Melva, the Shestok family, and to the many who continue to miss Mike. We pray that Mike's memory, influences, and contributions will bring comfort and remembrance."*

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

Next Board Meeting scheduled for Wednesday, August 30, 2023 at 3:00 p.m.

Meeting adjourned at 4:35 p.m.

Respectfully submitted.

Roxanne Grover

Cameron Cove Resort

Resort Manager