

CAMARON COVE RESORT

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Camaron Cove Resort

Board of Directors Meeting

May 31, 2023

Notice given, a meeting of the Camaron Cove Resort Board of Directors was called to order on May 31, 2023 at 3:00 p.m. Camaron Cove Resort, 2402 Gulf Blvd, Indian Rocks Beach, FL 33785. Present were Sandy Farrell Jay Cooper, Mark Bodine, Roxanne Grover, JoAnn Evans. Flo McGee, Sheila Pedersen, Rick DeJong, by telephone conference call. Homeowner Paul Brownell

Sheila Pedersen made a motion to approve the April 26, 2023 Board Meeting minutes. Rick DeJong seconded the motion which passed unanimously.

Jay Cooper made a motion to approve the May 3, 2023 Board of Directors Meeting. Sandy Farrell seconded the motion which passed unanimously.

Homeowner correspondence: They were concerned about the marijuana being smoked on the property. We informed them that they both have a medical marijuana card and we can't tell them that they can't smoke here. We did ask them to smoke out front and not in the smoking area, which they complied.

He would like the Board to open a conversation on getting umbrellas for the pool area. A discussion was opened up to put the umbrellas back in the pool area. The Board agreed that we should have umbrellas back in the pool area. It was discussed on how to secure them so they won't fly off.

Rick to send out letter to homeowner in response to smoking of marijuana and the umbrellas.

Camaron Cove website: Mark Green note on website analytics (data & statistics). The website had 23,756 views from people visiting the website.

-Flo asked Mark Green to add some of our newsletters to the website. Mark Green came back to let Flo know that there is space on the website to add those. She would like included the article about the condo collapsing and the new laws connected with Milestone reporting and Structural Integrity Reserve Study. When Mark Bodine sends out news articles that are related to the resort or what is happening in the area, she would like those put up on the owner's corner of the website.

-Flo put Camaron Cove into Google and there were a lot of ones that were just ads before you get to the actual website. She did report where we got 193,000 views. Flo would like to have a quarterly or semi-annual newsletter rather than have the same one stay on the website for a full year.

-Flo sent a message from the website to see how long it would take to get a response back. She got a response back the same day. She was pleased about that. She also noticed a link to a Facebook website page, and is going to get that account reactivated.

A section in the website where you can meet the team. Flo stated that it still has Carolyn Mills on there. She has sadly passed away. We should have her name removed from that section.

An Instagram & Facebook accounts has been set up by Roxanne for Camaron Cove. We can add a link to the website for everyone to view.

40 year building re-certification, Milestone Inspection report.

On Friday May 26, 2023, four M2E engineers visited CCR to do the Milestone Inspections. They started on the roof and went from the fifth floor down to the first floor inspecting two units on each floor. They also inspected the exterior of the property. pool area, picnic area, electrical room and fire pump room. It will be a few weeks before we get the final report.

There was some great feedback from the letter that Rick DeJong sent out about the property insurance increase and the Milestone Inspection Report and the Structural Integrity Reserve Study. We received a letter from a homeowner about how important these reports are. Very pleased that the board is taken a proactive approach on this matter. Homeowners were happy we sent out the letter and that they understood and it was written clearly. The homeowners were wondering if they were going to get a copy of the report. They were assured that they were to receive a copy and that it will be posted in the office as well.

The 2022 audit was filed with the Bureau of Timeshare. We got a clean audit back. It was discussed with the Board to get a new accounting firm to handle our audits and financial statements.

Rick DeJong made a motion to approve a new accounting firm and Flo McGee second it. The motion was passed unanimously.

Delinquencies: As of June 1, 2023 the units that haven't made a payment will be sent to the attorney and a \$25.00 fee will be added.

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

- The first batch of pool chairs have come back from being restriped and look great. A new batch was picked up.

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

- Elevator passed inspection

- Office renovations- the architect did his drawing and submitted for permitting. When approved will get started on the storage room behind the office.

- New drapes are beautiful and everyone likes them.

Homeowner stated that they were happy with the new walk-in showers and really liked the new drapes. He suggested putting a lock on the downstairs bathrooms so people coming up from the beach can't use the facilities.

Sandy would like a sign put up in Spanish saying NO GLASS BOTTLES.

Roxanne to get with Mark Green about putting together signs in Spanish for the glass bottles.

Mark to get an estimate on how much it would be to put in new doors and new frame in the downstairs bathrooms and install door closers.

Rick suggested universal signs be posted downstairs that state No Glass Bottles.

Mark sent out a note to the Board that by the end 2023 the elevator had to be updated. Needed to have a door monitoring system put on them. Mark contacted the elevator company and they noted that our software needs to be update to be in compliance with the door monitoring system.

Sandy thanked everyone for all their candid input and doing all you do for the Board.

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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 Sandy Farrell. Motion passed unanimously.

Next Board Meeting scheduled for Wednesday, June 28, 2023 at 3:00 p.m.

Meeting adjourned at 4:40 p.m.

Respectfully submitted.

Roxanne Grover

Cameron Cove Resort

Resort Manager