

CAMARON COVE RESORT
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Camaron Cove Resort
Board of Directors Meeting
February 22, 2023

Notice given, a meeting of the Camaron Cove Resort Board of Directors was called to order on February 22, 2023 at 3:00 p.m. Camaron Cove Resort, 2402 Gulf Blvd, Indian Rocks Beach, FL 33785.

Present were Sheila Pedersen, Rick De Jong, Jay Cooper, Roxanne Grover, Mark Bodine, JoAnn Evans. Flo McGee on Zoom. Sandy Farrell and attorney, Brian Deeb, by telephone conference call.

Flo McGee made a motion to approve the January 25, 2023 Board Meeting minutes. Sheila Pedersen seconded the motion which passed unanimously.

The letter that was approved by the Board was received by the homeowner in response to the homeowner's request to eliminate the 72 hour call required in advance of using the Beach Club facilities.

Attorney, Brian Deeb discussed the requirements for the 40 year recertification that is now required by the State of Florida stemming from the condominium collapse in South Florida in 2020. Brian reviewed the proposal from M2E Engineers to do the Milestone Inspection and Structural Integrity Reserve Study.

He felt that M2E Engineers are very qualified to do the reports which are required to be completed by the end of 2024. M2E provided the Board with a quotation for the Milestone Inspection and Structural Integrity Reserve Study reports. As a comparison, Brian Deeb will provide the Board with another engineering firm who will be contacted for their quotation. Additional engineer reports to be sent to Brian Deeb for his review.

Roof resaturation is complete. The new roof should satisfy the resort's insurance company who required that we replace the 40 year old roof.

Sandy discussed the Board expense report and proposed 2023 projects.

- Roof replacement completed.
- 40 year old generator - hard to start up, but has been worked on with parts replaced; so far, our generator is working well.
- Office renovations and additional of storage room area behind the office - the Board discussed adding additional storage area along the east side of the office and to consider renovating the existing office. Additional storage area would eliminate much of the clutter in the office. After the additional storage room has been completed, the Board will consider renovating the office. Flo McGee made a motion to build the additional storage area room in the amount of \$ 35,000.00. Motion was seconded by Sheila Pedersen which passed unanimously. Mark/Roxanne to discuss construction

details with the contractor and report to the Board at our next meeting.

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- Replacing the upholstery on the dining room chairs- discussed as a possible 2023 project depending on costs.
- Replacing wire racks in the closets. Sheila Pedersen believes the wire racks can be cleaned and not replaced. She did one in her room and with a little work they came clean. Management to work with housekeeping to try and clean the wire racks. Flo McGee recommended a solution of Dawn dish washing solution, alcohol and Oxy Clean to clean the wire racks. Sandy suggested to pay Mama Rosa Cleaning to clean the wire racks. Rick De Long suggested to inventory the wire racks in the rooms to determine if they can be cleaned or needed to be replaced. Board to discuss at our next meeting.
- Replacing the dish washers - estimated cost is approximately \$ 24,000. Current dishwashers are being replaced as needed. Rick De Long suggested that all the units be inspected to see how many dishwashers need to be replaced. Board to discuss at our next Board meeting.
- Stoves and refrigerators have been replaced 2 years ago.
- Board suggested replacing some of the signs around the property adding the turtle logo to the new signs. Management to investigate costs to do so and report at the next Board meeting.
- For long term consideration as part of our efforts to upgrade each unit, the kitchen layout, counter top, cupboards, etc. should be examined in the future.
- Waterproofing the building - The last time the building was waterproofed was 10 years ago. This important preventive maintenance will be needed in the next year and should be considered by the Board.
- Pool tile and pavers are still in good condition.
- Whirlpool was completely renovated 2 years ago.
- Flo Mc Gee would like to see an electric car charging station installed.

Sheila Pedersen discussed lowering the entrance door thresholds. Thresholds are required so during rain storms, water would not flow into the room through the front doors.

Some of the residents are experiencing problems with the RFID reader cards to get into the rooms. Although the RFID cards have been very dependable, management to look into this problem.

It has been reported that the newly installed magnet screen protectors are coming off the screens. Sheila believes that the residents are taking the magnets off the screens and when putting them back on, neglecting to snap the two parts together securely. Housekeeping found the screen magnets on the balcony and parking lot.

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Ping Pong balls have been found scattered around the resort. It was suggested to have bags of ping pong balls in the office and require a deposit by users to check them out.

Rick De Long requested a resales report from Joan Evans. Joan said she only has 14 homeowners resales available at this time.

Carolyn Mills is currently recovering from her medical concerns. We wish Carolyn the best in her recovery. Sandy and Gloria Weir discussed hiring a full time accounting person to fill in during Carolyn's absence.

Rick suggested adding the night staff and answering service telephone number to the sign at the pool area and to replicate this sign on each floor should an emergency arise.

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, February 22, 2023 at 3:00 p.m.

Meeting adjourned at 4:25 p.m.

Respectfully submitted.

Mark Bodice
Vice President, Vacation Property Management, Inc.
Cameron Cove Resort Operations Manager