

CAMARON COVE RESORT
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Camaron Cove Resort
Board of Directors Meeting
January 25, 2023

Notice given, a meeting of the Camaron Cove Resort Board of Directors was called to order on January 25, 2023 at 3:00 p.m. Camaron Cove Resort, 2402 Gulf Blvd, Indian Rocks Beach, FL 33785. Present were Rick De Jong, Jay Cooper, Roxanne Grover, Mark Bodine, Joann Evans, and Nancy Kubecka. Also present by telephone conference call were Jim Valente, Vacation Property Management, Georgette Kyriacou and Jerome Glenister (M2E engineers) and Flo McGee on Zoom.

James Cooper made a motion to approve the Board meeting minutes from the December 3 and December 5, 2023 Board Meetings. Flo McGee seconded the motion which passed unanimously.

Georgette Kyriacou and Jerome Glenister from M2E engineers discussed with the Board the 40 year re-certification. Due to the collapse of the high rise building in South Florida in 2020, the State of Florida has mandated that all 3 plus story buildings do a 40 year re-certification which includes a Milestone Structural Inspection Report which includes structural, electrical and mechanical inspections.

The mandate also requires a Structural Integrity Reserve Study be completed to ensure the resort has funds available to do the required repairs outlined in the Milestone Report. Reserves are required to be fully funded. These reports are to be completed by a certified engineer by the end of 2024 and required to be completed again every 10 years after the original inspection. Georgette and Jerome then discussed their proposal for the Milestone and Structural Integrity Reserve Study. (See attached proposal).

Milestone Inspection Report costs \$ 15,100.00

Structural Integrity Reserve Study cost is \$ 18,400.00

Total of the two reports is \$ 33,500.00

The Board discussed that there are new reports are required, but not anticipated. These engineer costs were not planned or included in the current budget.

Rick De Jong felt that the Board should take a proactive approach and not wait until the last minute to have these reports completed by an engineer. Rick De Jong made a motion to approve having M2E engineers proceed with the Milestone and Structural Integrity Reserve Study at a cost of \$ 33,500.00. Flo McGee seconded the motion which passed subject to approval by Sandy Farrell, President of the Board who was not at the meeting to vote. Rick De Jong to contact Sandy Farrell on this motion.

Mark Bodine stated that the re-saturation of the roof should be completed very soon. This process involves removing the existing rocks from the surface of the roof, applying a coat of re-saturation material and re-applying the rocks back over the roof. Air conditioner units were raised and secured to comply with new building codes. Re-saturation of the roof should add many years to the existing roof. Last year the insurance company cancelled the resort's insurance because the roof is 40 years old. Re-saturation of the existing roof should satisfy the insurance company.

New drapes have been installed in all the units including the living room and those units that have sliding glass doors in the kitchen.

The Board discussed correspondence from a homeowner concerning opening up the Beach Club to more users and not requiring calling ahead to reserve a spot 72 hours in advance of use. . Rick De Long to write a letter and present to the Board for their approval in response to the homeowner.

Mark Bodice stated that the whirlpool heater broke down and could not be repaired. The cost for a new heater and venting was \$ 8,390.00. Sheila made a motion to approve \$ 8,390.00 for the purchase of a new whirlpool heater and vent. Motion was seconded by James Cooper which passed unanimously.

Rick De Long discussed the Policy and Procedures manual completed by the Board over the past few years. The manual will be discussed and updated as needed. The Board thanked Rick for putting this manual together.

The Directors discussed the Board Expense Report compiled by Sandy Farrell. (See attached report) This report included projects approved by the Board and associated costs and those projects already completed. This report helps in the annual audit. The Board thanked Sandy for all her hard work with this important report.

The Board discussed a recap of the Annual Homeowners Meeting held on December 3, 2022. The Board felt the meeting went very well with the homeowners. The Board wished to thank the 20 homeowners who attended the annual meeting.

Enough proxies were sent in to have a quorum to hold the meeting.

The Board discussed projects to consider in 2023.

Electric car charging station

Renovations to the kitchens

Adding additional storage area behind the office and renovation to the office

New pool chase loungers and chair replacement

Painting and water proofing the building

Addition of a second elevator.

Roxanne and Mark told the Board that recently CCR had several employee vacancies. VPM are working to fill secure a full staff.

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

Meeting adjourned at 4:25 p.m.

Respectfully submitted.

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