

CAMARON COVE RESORT

2402 N. GULF BLVD

INDIAN ROCKS BEACH, FL 33785

888-596-8610 727-596-8610 727-595-9158(fax)

www.camaroncove.com camaroncove@msn.com

Camaron Cove Resort

Board of Directors Meeting

April 24, 2024

Notice given, a meeting of the Camaron Cove Resort Board of Directors was called to order on April 24, 2024 at 3:00 p.m. Camaron Cove Resort, 2402 Gulf Blvd, Indian Rocks Beach, FL 33785. Present were Mark Bodine, Roxanne Grover, Jay Cooper. Present by phone Sandy Farrell, Rick De Jong, Flo McGee, Sheila Pedersen, Gloria Weir. Homeowners Nancy Kubecka, Susie Colbert-Curtis.

Rick DeJong made a motion to approve the March 27, 2024 Board Meeting minutes. Flo McGee seconded the motion which passed unanimously.

Homeowner: Susie Colbert-Curtis asked about the lamp shades that were discussed in our January meeting. The lamp shades are in and will be installed in the units. Susie also stated that Camaron Cove website needs to be updated. Susie has a concern about the railing on the second floor. Did we ever have people jump over it and get on the back roof of the storage unit? Mark indicated this possibility has never been a concern so far.

Tony Boumitri from Florida Engineers discussed with the Board the Milestone and Structural Integrity Reserve Study. Tony stated that the resort looks good and needs no repairs. The SIRS report also indicated that the resort was in good standing.

Chelsea Chapman, Insurance Agent for Camaron Cove Resort, discussed details of the insurance renewal. Policies are to renew on May 17, 2024- May 17, 2025. Chelsea presented to the Board the proposed renewal rates for 2024-2025. Chelsea discussed that if the Board adopted the 2022 appraisal value, it would be in effect for the whole policy's term. Chelsea also discussed the million-dollar policy for loss of income.

Attorney Brian Deeb, who joined the meeting by telephone, discussed the policy that the Board of Directors have in place for Service and Emotional Support Animals. Brian stated the policy looks good.

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Beach Club: Getting warmer weather so the Beach Club is starting to pick up in the number attending. In the month of April, we had 70 people who used the Beach Club.

The Board considered having a Security Guard remain in place on weekends until the end of September. At the September meeting, the Board will review to keep the security guard to the end of the year. Roxanne recommended keeping the Security Guard to the end of the year.

Rick De Jong then made a motion to approve to keep the Security Guard until the end of September. Flo McGee seconded it. Motion passed unanimously.

Beach Renourishment: The dune is starting to get worn down with the weather and by everyone walking over the top of it.

Painting and Waterproofing: The Daily Group workers are done painting the exterior of the building and are now painting the picnic area, walls and ceilings. The work should be done in the next two weeks. Mark stated that the vertical, green columns have been removed for safety reasons. And the amount of the column removal was \$24,000. The Board approved \$14,000 back in February. The Board approved an additional \$10,000 to cover the cost.

Rick De Jong then made a motion to approve the additional \$10,000. Flo McGee seconded it. Motion passed unanimously.

Mark asked The Daily Group to give a proposal to paint a large turtle(s) on the side of the building. Mark let the Board know that the surface is too rough and won't look good.

Delinquencies: 9 units are in foreclosure. One person owns 2 weeks.

Collection of maintenance fees is going well. Late Fees now added.

Homeowner information email/newsletter blast: An email blast was suggested be sent out at the end of May sharing some of the following:

- Let the owners know that new BBQ grills have been installed.
- A request for users to clean the BBQ grills when done cooking.
- A request to return beach chairs back to the resort from the beach when finished using them.
- That efforts are being made to capture more interest on our deposits as suggested at the Homeowners Annual meeting,
- That we have a new weekend security guard.
- Beach Club reminder rules and other information.

Rick De Jong suggested that we keep the insurance as is.

Rick would also like Brian Deeb to do more research on restrictions on whether we can limit to only having one emotional support animal per owner. Can the resort restrict the type, number, and weight of an emotional support animal?

Rick De Jong then made a motion to have Brian Deeb do more research on the restrictions of service and emotional animals. Jay Cooper seconded it. Motion passed unanimously.

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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 Sheila Pedersen. Motion passed unanimously.

Next Board Meeting scheduled for Wednesday, May 29, 2024 at 3:00 p.m.

Meeting adjourned at 5:10 p.m.

Respectfully submitted,

Roxanne Grover

Cameron Cove Resort

Resort Manager