

CAMARON COVE RESORT

2402 N. GULF BLVD

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Camaron Cove Resort

Board of Directors Meeting

March 27, 2024

Notice given, a meeting of the Camaron Cove Resort Board of Directors was called to order on March 27, 2024 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. Present by phone Sandy Farrell, Rick De Jong, Gloria Weir, Jim Valente Zoom Flo McGee, Sheila Pedersen. Homeowners Nancy Kubecka, Pam Miller.

Jay Cooper made a motion to approve the February 28, 2024 Board Meeting minutes. Sheila Pedersen seconded the motion which passed unanimously.

Homeowner: Nancy Kubecka stated that the painting is coming along well. Pam Miller wanted to thank the Board of Directors and the staff for all that they do at the resort.

Insurance Agent, Chelsea Chapman, discussed details pertaining to our wind insurance as to what was covered and what was not. Chelsea did speak with Sandy pertaining to the wind insurance. Chelsea also discussed the million-dollar policy for loss of income.

Mark informed the Board that he has been corresponding with the engineers from Florida Engineers for additional information they requested. Florida Engineers stated that the Milestone and Structural Integrity reports will be sent out soon.

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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 February, we had 215 people that used the Beach Club.

The Board considered having a Security Guard remain in place on weekends until the end of April. At the April meeting, the Board will consider a motion to keep the security guard on a month-to-month basis. When asked, Mark and Roxanne recommended keeping the Security Guard in place each weekend.

Painting and Waterproofing: The Daily Group workers continue to inspect, repair and paint the exterior of the building and are now over the pool area. Mark stated that the vertical, green columns have been removed for safety reasons and that preparation work is being made to seal, stucco and paint these column areas green.

Additionally, The Daily Group will give Mark a proposal to paint a large turtle(s) on the side of the building. This cost will be discussed at the next Board Meeting.

Sandy discussed the Board Approved Expenditures Report and proposed 2024 projects.

Mark will be looking into transferring money into Merrill Lynch for a better interest rate.

Resort Financial: Eileen finished up the required resort audit and will send a report to Mark, Mark will look it over and send it to Sandy for review.

Delinquencies: 8 units are in foreclosure.

Collection of maintenance fees is going well.

Foreclosures are scheduled for March 29, 2024.

Mark sent out a proposal for the removal of the carpet in the exterior walkways and installing new flooring. The total is expected to be approximately \$60,000.00.

Mark and Misu replaced kitchen floors needed to be repaired in several units. During the maintenance week, Mark would like to replace the vinyl flooring, because of buckling, with safer and longer lasting flooring e.g. tiling.

Policy and Procedures: From this discussion, the following was noted:

Policy and Procedure CCR 15 Payment of Maintenance Fees

The policy states the owner is responsible for all fees, fines, real estate taxes, and charges. The policy also includes the definition and details pertaining to deed backs.

Policy and Procedure CCR 9 Tropical Storms and Hurricanes and other Natural Events

The policy states that if Camaron Cove is shut down and not operational that is beyond the control of our resort management, owners are still responsible for all payments. Included in this policy are the procedures if payments are not received.

Policy and Procedure CCR 6A Service Animals or Emotional Support Animal: Although a policy was in place governing Service and Emotional Service animals, revised policies were presented to the Board.

Service Animals: The owner is to sign a form indicating what the resort (we) expects (except) from them and the service animal. The owner needs to have the service animal under control at all times, needs to clean up after the service animal as well. The policy also discusses that reason why the animal could be removed from the property. If the service animal soils any place on the property beside the designated area the owner could be subjected to a \$250.00 fine cleaning cost or if the service animal does any damage to the unit or resort.

Emotional Support: This policy mirrors the service animals' policy. This policy indicates what the legislation enforces the fact that they have to have a diagnosis from a telehealth practitioner or someone that has had direct contact with the owner to verify that they are in need of an Emotional Support animal.

The owners will need to give current information to Roxanne and the veterinarian shots need to be done every 2 years.

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.

Sheila would like the gate code changed; it has been the same one for a while. The door by the smoking area still needs to be looked at as it locks before 11:00 pm.

Flo would like new pictures of the dune put on Facebook and Instagram.

Rick was wondering if we could replace the present cornhole game with a new set.

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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, April 24, 2024 at 3:00 p.m.

Meeting adjourned at 4:30 p.m.

Respectfully submitted,

Roxanne Grover

Cameron Cove Resort

Resort Manager

