

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

May 29, 2024

Notice given, a meeting of the Camaron Cove Resort Board of Directors was called to order on May 29, 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, Sandy Farrell. Present by phone Rick De Jong, Sheila Pedersen, Gloria Weir, Jim Valente. By Zoom Flo McGee.

Jay Cooper made a motion to approve the April 27, 2024 Board Meeting minutes. Flo McGee seconded the motion which passed unanimously.

Due to safety concerns, the kitchen floors need to be redone. Jeremiah King from Tampa Bay Flooring was invited to our Board of Directors meeting. Jeremiah brought some samples of tile flooring for everyone to see and discuss with the Board about the cost and what the project would entail. The estimated cost for a complete replacement of the existing flooring with ceramic/porcelain tile was approximately \$103,00. Other options were discussed and will be explored as well.

Milestone Report is posted on the Camaron Cove website and Mark Bodine will file the report with Pinellas County.

The Board is waiting for Attorney Brian Deeb, to give some direction on the limitations, size and breed of the Service or Emotional Support Animals that is allowed at Camaron Cove Resort.

The policy for CCR 6A and CCR 6B Service and Emotional Support Animals was revised last month. Jay Cooper made a motion to approve those two policies. Sheila Pedersen seconded the motion which passed unanimously.

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CCR 9 and CCR 15 policies were revised and Rick De Jong will send out a revised copy to the Board of Directors. CCR 15 will also be added to table of contents. The Board will approve these revised policies at the next Board on June 26, 2024.

Painting and Waterproofing: The Daily Group project has been completed on the building inside and outside. The building looks bright and in good shape from main floor to the roof.

Mark Bodine would like to seal coat the parking lot. The job would include restriping the parking spaces and the parking bumpers. The work would be done during the Maintenance weeks. The cost would be \$5,000.00.

Rick De Jong then made a motion to approve the parking lot sealing at the cost of \$5,000.00. Jay Cooper seconded it. Motion passed unanimously.

Beach Club is starting to pick up in the number attending. In the month of May, we had 119 people who used the Beach Club. There were no reported issues.

Roxanne spoke with the Board about putting on a second Security Guard on Sunday during the summer months. This would help out with making sure the resort is safe and secure for our residents. Roxanne spoke with Central Florida Security and the offer to give us a discount for a second Security Guard. The amount would be \$25.00 per hour for an 8-hour day.

Rick De Jong then made a motion to approve hiring a second Security Guard for the summer months June 2, 2024-September 1, 2024. Flo McGee seconded it. Motion passed unanimously.

Resort Financial: The insurance contract has been signed and forwarded to Chelsea Chapman, our insurance liaison. The office addition is complete and the cost of the project was \$39,449.62. Sandy discussed the kitchen floors and the office remodel.

The kitchen floor is coming apart at the seams and are dangerous. Rick would like management to look for rubber mats for the kitchen.

Rick De Jong then made a motion to approve Management to look for rubber mats for the kitchens. Jay Cooper seconded it. Motion passed unanimously.

The office remodel: Gloria has a proposed schematic of what the office would look like after it is remodeled.

The audit is done and filed and the tax return sent out.

Delinquencies: A letter was sent out about 2 weeks ago to remind delinquents to pay the required maintenance fees. When we close out the month next week they will be sent to the attorney and \$100.00 late fee will be added to their account.

Homeowner information email/newsletter blast Mark Green to send a draft to the Board of Directors to review before it is sent out and posted on the CCR website.

Rick De Jong congratulated the staff for looking after Camaron Cove. For future Board consideration, he also mentioned kitchen remodeling, raising fence pool/hot, and a survey so we can assess maintenance, staff, the condition of the units, etc.

Mark Bodine stated that Misu and Mark had to replace 2 A/C units. The cost of both of them was \$6,000.00.

Sandy asked about seeing if the pool needed to be regROUTED, but also stated the pool was maintained very well. Sandy also asked about having the strings put up for the birds.

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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, June 26, 2024 at 3:00 p.m.

Meeting adjourned at 4:35 p.m.

Respectfully submitted,

Roxanne Grover

Cameron Cove Resort

Resort Manager