

**CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 30TH, 2022**

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on March 30th, 2022 at 3:09PM at the resort. In attendance at the resort were James Cooper, Board Treasurer; Mark Bodine, Resort Manager/VP of VPM. By conference call were Sandy Farrell, Board President; by Zoom were Rick DeJong, Board Secretary; Sheila Pedersen, Board Director and Flo McGee, Board Vice President. Also on conference call was Jim Valente, President VPM & Gloria Weir, General Manager/Sec VPM. At Camaron Cove were Roxanne Grover, Assistant to Mgr.; and 2 Homeowners, Marta Juhasz, Nancy Kubecka.

Sandy Farrell asked the Board Members if they had any changes for the February 23, 2022 meeting minutes. Everyone was fine with the minutes. Jay Cooper made the motion to approve the minutes, seconded by Sheila Pedersen; motion passed. Regarding the December 1st, 2021 Board Meeting, both Mark and Gloria are combining their notes and hope to have these meeting minutes done for the next meeting.

Next discussion was about Covid 19 and Beach Club Use Update. Since the last meeting the resort started up the Wednesday afternoon hot dog barbeque. Many local homeowners are showing up for this. Roxanne stated that for the Monday morning donuts and coffee, it seems a lot of day pass owners are showing up and then it does not leave enough refreshments for those staying at the resort. Another concern raised was the same local owners are using Beach Club Day passes every day, thus not giving others the opportunity to use the Beach Club facilities. After further discussion and in fairness to everyone accessing Beach Club and Donut Day Mondays, Rick DeJong made the motion that Beach Club users are not permitted to arrive on Mondays until after 11AM giving time for those residents staying at the resort to enjoy the coffee and donuts; also Beach Club users will be limited to a maximum of two visits per week. Sheila Pedersen seconded the motion; motion passed with one Board Member opposing the motion. VPM will create an email to inform our Owners of the these changes.

The next item was the roof project. Mark had requested that Brian Deeb, legal counsel, to call in to the meeting to express his opinion about the project due to the Board's concerns. The Board of Directors thanked Brian for his referral for the roofing contractor. Brian stated that the resort on the East Coast of Florida was given factual information about deterioration and ignored them. FDJ, a roofing engineer, that Brian had recommended, can do a structural engineering report at a cost of \$2,500. Brian advised us to go ahead with the FDJ proposal for evaluating the structural integrity of the roof. Their report will indicate if any further inspection is needed. It is not advisable to break up cement on a roof for no good purpose. This would be completed before the roof re-saturation would take place. Sandy asked each Board Member their opinion about having this structural report done and everyone felt this would at least give them an idea if there is anything of further concern with the roof prior to doing the roof re-saturation. Sheila Pedersen made the motion to approve, seconded by Flo McGee; motion passed with one Board Member opposing the motion.

On the FFE and 2022 renovations, Mark shared that the ceiling fans are done, shower curtains and place mats are complete. Starting in May, walk-in shower project will continue through to September. The sample curtain are in and will be hung in Unit 202. Mark commented that the people have loved the changes and are amazed at the improvements made around the resort. As well, many have been enjoying the ping pong table and corn hole games.

Once the appraisal and reserve study are completed, Mark will forward their respective reports to the Board of Directors.

Roxanne stated that since Massey has taken over the pest control responsibilities there has not been any complaints about any insects within the last three weeks.

Mark met with a contractor that he has used before for the proposed building out of the office for storage. The price came at \$98,000. Mark will attempt to meet with a different contractor for this project.

Both Mark & Roxanne shared that they had met with Charles from Mama Rosa Cleaning Company and believe would be the right company to maintain the resort after Marta's company concludes its responsibilities on May 1, 2022. Charles sat down with Mark, Roxanne and Marta to go over the contract and cleaning details. He also agreed to work with Marta the last week of April and then Marta would stay on for a couple of weeks into May so everything was under control. Mark will send the Board of Directors the Mama Rosa and Marta Juhasz contracts for their reviews.

Mark also let the Board of Directors know that they hired an office employee and she would be starting on April 8th. Roxanne, Gloria and Mark met with Joanne McKenna, an owner, and were impressed with her background and experience. Joann knows the resort and tasks well, which really should make it easier for those working with her.

Pertaining to new proposed Policy & Procedure and VPM Employee Manual, Sandy stated that she had reviewed it and felt that it covered the concerns that the Board of Directors had. Brian Deeb, legal counsel, did state that regarding political statements a company could be treading on thin grounds. Freedom of speech regarding political matters in a public accommodation could be a slippery slope. Jim Valente stated that Florida is an "at will" state and really there is no means behind letting an employee go. Brian explained that Florida might be an "at will" state, but we would have to be careful pertaining to someone's political thoughts and there may be some other rules and regulations regarding termination. If an employee made inappropriate age or sexual comments to another employee that could call for dismissal.

Whirlpool rules and regulations were also on the agenda. It seems there is still a concern with people getting into the resort and using the facilities without permission. Sandy actually had to call Mark late one night and the sheriff was called to remove the trespassers. There is a camera to see who is accessing the property and this one particular night it was at 11PM when the episode happened. Another concern is unsupervised children in the hot tub which is against posted rules. Mark to look at suggested Florida or local rulings with respect to allowing children in hot tubs.

The updated photographs on the unit renovations have been added to the CCR website and Mark Green will be in touch with RCI to see how they can be added to their site. Kyle is still working on the video.

Roxanne sent out the report that the night staff will use. When a night staff person is hired they will read the employee manual and the job description that both Rick and Roxanne put together and sign off on both of them. As part of night staff responsibilities and to keep the manager informed, each night a report will be filled out.

Sandy asked homeowner, Nancy Kubecka, if she had any concerns and Nancy thanked everyone involved and appreciated everything everyone is doing.

No other matters came before the Board of Directors at which time Jay Cooper made the motion to adjourn the meeting, second by Sandy Farrell; motion passed. Next meeting set for April 27th, 2022 at 3:00PM.