

**CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 24TH, 2021**

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on June 24th, 2021 at 3:08PM 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; Sheila Pedersen, Board Director; and on zoom was Flo McGee, Board Vice President; Rick DeJong, Board Secretary. On conference call were Jim Valente; President and Gloria Weir, General Manager/Sec VPM. Also at Camaron Cove was Joann Evans, Reception/Sales; Carolyn Mills, Accts. Receivable and Marta Juhasz, Owner.

Flo McGee made the motion to approve the May 26th, 2021 minutes, seconded by Sheila Pedersen, motion carried.

Next matter was an update on the 2021 FFE renovations. Sandy Farrell shared how wonderful it was during her stay in Unit 205 with the new walk-in shower and lighting. Sandy mentioned that Mark and the staff have been installing the lights in the master bathrooms and have complete 10 units. Mark Bodine is looking at another alternative for the ceiling fan since the first new one was on a remote. The color of the fan that Mark had picked out was mentioned by Sandy that it will blend in with the furniture nicely. Mirrors are on order with Max Klugman of Klugman Enterprises. The discussion about the drapes is being tabled until the December 4th, 2021 Board of Directors Meeting when all Members will be present at the resort. The next master bath to be addressed will be Unit 202 in July.

Stoves and refrigerators will be replaced this year. Mark stated because of the shortage on these appliances he will most likely have to do it in sections. The stoves will be white with black smooth top. He is looking at prices with Best Buy & Famous Tate.

Pertaining to office renovations it was recommended by Gloria Weir to table until the December 4th meeting when all Members are present.

Mark provided an update that the new handicap lift has been installed, carpet cleaning machine is ordered and regarding the video cameras all but two are working. The two not working need to be rewired since the connecting wires are corroded.

The new Brighthouse/Spectrum cable tv channel guide now has three different selection guides to choose from. A lot more channels to view than the previous one.

Mark explained to the Board of Directors that the office computers and software have been running on Office 7. It has been recommended, with all the hacking going on, to update to Office 10. The quote for the new computers and software will be discussed at the July meeting. Sandy asked how many computers are in the office and there are six of them.

Rick DeJong mentioned that he had put together fundamental paper together and sent to Brian Deeb, Legal Counsel, pertaining to emotional support animals, but had not heard back from him yet. Rick had sent out a draft of the revised CCR Policy # 10 "Homeowner Unit Week Deed Back to Camaron Cove Resort" and asked if everyone

was alright with what had been written in italics. Flo McGee made the motion to approve CCR Policy # 10, seconded by Rick DeJong, motion passed.

Regarding Covid 19 update and beach use, Sandy had shared that with the red tide happening everyone from the resort was in the pool and not on the beach and how this could impact those staying at the resort if Beach Club Use were opened. Sandy went around to each Board Member for their opinion. Also mentioned was the new Delta variant, which seems to more prominent in children and how that could affect people at the resort if Beach Club Use was open. Rick DeJong made the motion to leave Beach Club Use closed at least until the next meeting, seconded by Jay Cooper, motion passed with Flo McGee voting no on the motion.

Currently Camaron Cove has \$51,000 in unpaid maintenance fees. Noted - This number is less than what it was a year ago at the same time. Mark stated that the 12 delinquencies that went into foreclosure from last year were completed. Joann Evans, so far this year, has sold 20 of the foreclosures that were on the foreclosure list. Gloria shared how Joann has raised the prices because of the demand these days. Jim Valente stated that Camaron Cove is such a gem and people see the value in it especially with all the updates and improvements that the Board of Directors has approved.

Sandy provided an expense report that she is keeping updated on the replacement/reserve schedule. Earlier today she had a discussion with Gloria pertaining to the reserve schedule not being on the monthly financials. Gloria provided Sandy with a copy of one of the other VPM managed properties showing that each month the reserve schedule is updated according to the expenses. A copy of the replacement/reserve schedule that Gloria prepares for the Annual Budget for Camaron Cove will be provided to Keith Newman to see if he can include it. The report that Sandy prepares is very detailed and gives the Board an idea of where funds are being spent on the approved 2021 FFE Projects.

Mark Bodine has expressed that hopefully by January 2022 he would be able to pull back on his duties at Camaron Cove and have Roxanne Grover, Assistant Manager, get more involved with the Board of Directors and meetings and working with the vendors for the projects going on. Roxanne is off on leave but upon her return Gloria will meet with her and Mark to get an idea how to begin the process.

Sandy asked if there were any other matters from each Board Member and Flo McGee asked about the letter sent from VPM about VPM's PPP Loan. Jim Valente stated it still needed some work and a separate meeting will be called, including Brian Deeb, to get it finalized.

The next meeting is set for Thursday, July 22nd, 2021 at 3:00PM.

Jay Cooper made the motion to adjourn the meeting, seconded by Flo McGee, motion carried.