

**CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 22ND, 2021**

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on July 22nd, 2021 at 3:11PM 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; Rick DeJong, Board Secretary and on Zoom was Flo McGee, Board Vice President. Also on conference call was Gloria Weir, General Manager/Sec VPM. At Camaron Cove was Roxanne Grover, Assistant to Mgr.; Joann Evans, Reception/Sales; Carolyn Mills, Accts. Receivable.

Rick DeJong made the motion to approve the June 24th, 2021 minutes, seconded by Jay Cooper, motion carried.

There was a discussion on a letter received by a Homeowner requesting that Beach Club usage be open and wanting to have a family gathering. At this time the Board & VPM still feel that the Beach Club usage should remain closed for safety purposes. With the new Delta variant Florida numbers have increased and the State only has 45% of the people being vaccinated. The resort is now dealing with the red tide preventing owners/guests from using the beach. This is causing other areas of the resort, such as the pool, to be over capacity. If Beach Club usage was open it would not allow for proper social distancing. The resort needs to adhere to the laws and regulations set out by the resort policies. Rick De Jong will write a letter to the Homeowner who sent two letters to the resort. Rick De Jong made a motion to suspend Beach Club usage until the next Board Meeting for discussion, seconded by Sheila Pedersen, motion carried with Flo McGee saying no.

Unit 202 walk-in shower has been completed and the people who have stayed in Unit 205, that was completed two months ago, are extremely pleased with the upgrade. The sample mirrors that arrived were broken. Mark and Max Klugman, of Klugman Enterprises, are looking at a local vendor and instead of framed mirrors they are considering a beveled look. Mark will obtain pricing for the next meeting. The bathroom light project is 50% completed. The bedroom ceiling fan, with light, turned into a more difficult project. In order for it to work, since they could not rewire the switch on the wall, the fan will have to be on the on position and then residents can use the pull cords for the fan and light. Pricing on stoves and refrigerators are still being worked on. Bedroom furniture should arrive at the end of August or beginning of September.

Pertaining to video cameras, two of them are still not operating. Mark ran new wire for the beach and the elevator cameras. When the elevator technicians arrive they will connect the beach and elevator cameras.

To upgrade the computer system and increase the resort's computer security, Mark obtained a quote for four new computers, monitors, server and software updating everything to Office Windows 10 instead of the existing Windows 7. The cost would be \$14,000. Sandy asked about future meetings and the use of Zoom and should there be a system for that. Mark explained he has a camera that he can put on any equipment. It was approved months back for Mark to purchase a laptop that could be taken to other locations for Zoom meetings. Flo McGee made the motion to approved \$15,000 for the equipment, seconded by Jay Cooper, motion carried.

Mark shared that a week ago Indian Rocks Beach had one of the worst thunderstorms he had ever seen. The power went out causing serious damage to the elevator's circuit board; the elevator was out of commission until repairs were completed. There were 12 other locations in the area with the same issue. Mark always keeps an extra circuit board on hand in case of this situation happening. Mark requested that the resort purchase a surge protector to secure the entire building that would help when power goes out. The cost is \$2,620. Rick De Jong made the motion to approve \$3,000 to purchase and install the surge protector equipment, seconded by Jay Cooper, motion carried.

There was a brief discussion of building structural recertification due to the tragic situation that happened in Miami with a building collapsing. The Board of Directors asked Mark to check with Chelsea Chapman, insurance agent, if she knows of anyone who could possibly inspect the building and if this is going to affect future insurance rates and requirements.

Rick De Jong provided the Board and VPM with updated Policy & Procedures for their review. CCR5 is pertaining to Accidents and Incident Reports, CCR9 Hurricane and Tropical Storms and CCR11 No Smoking Policy. These policies are set forth to help guide the Board of Directors and VPM when any of these matters happen. Flo McGee made motion to approve them, seconded by Sheila Pedersen, motion carried. The only policy not approved yet is the Emotional Support Animal policy which will be discussed at the next meeting.

For 2021 delinquencies the resort only has 8 unpaid accounts which are the foreclosure process. It is expected that most will comply and pay annual maintenance fees, plus costs and penalties. It is the lowest number of delinquencies the resort has seen in years.

Regarding VPM Employees Gloria stated that Jim Valente is preparing language pertaining to the PPP loan funds for the Board to discuss at next meeting. Sandy stated that she also wrote a summary and will forward to VPM. Gloria plans on meeting with Roxanne and Mark before the next Board meeting to discuss Roxanne beginning to take on more responsibility as Mark would like to work fewer hours as he transitions into semi-retirement.

Rick asked about increasing the \$25 late fee. Gloria will research if this could be done since she believes it is either stated in the condo documents or state regulation. Currently, if owners are late the resort can charge 16% interest on the unpaid balance.

Mark informed the Board that he is looking at the cost of replacing the seriously rusted pipe hangers and shut off valves in the garage area. Mark will send out photographs of these concerns to the Board Members.

Sandy asked if the chemicals for the pool can kill the bacteria from the red tide. Mark confirmed that the chlorine does kill any bacteria people might bring from the beach into the pool and whirlpool.

Next meeting set for August 25th at 3PM.

Sheila Pedersen made the motion to adjourn the meeting, seconded by Flo McGee, motion carried.