

**CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 26TH, 2021**

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on May 26th, 2021 at 3:07PM at the resort. In attendance at the resort were Sandy Farrell, Board President; James Cooper, Board Treasurer; Mark Bodine, Resort Manager/VP of VPM; Homeowners Norbeth York & Paul Brownell. By conference call were Flo McGee, Board Vice President; Rick DeJong, Board Secretary; Sheila Pedersen, Board Director; Gloria Weir, General Manager/Sec VPM.

Jay Cooper made the motion to approve the April 21st, 2021 minutes, seconded by Flo McGee, motion carried.

The Board then discussed Unit 205 shower install project. Mark Bodine stated overall the project has gone well. The major concern was the removal of the old tubs and how much damage might be done to the walls but it was minor. The item that needed to be discussed was the faucets. There was a choice of a single or double handle faucet. Sandy felt the single handle one was hard to manipulate were as the double one was easier. The single one was more expensive (\$85 per faucet). It was asked of each Board Member their thoughts. It was decided to install the two handle faucets. Sandy & Jay have both seen the bathroom completion and are very pleased with it.

At the last meeting it was explained that the resort, over the past few years, has ended the year with a surplus of funds plus having the funds still from the BP Spill claim. Two weeks ago there was a meeting with the auditor to discuss how to move the funds and then being able to use them for the continued renovations. It was explained that the Board could make a motion to move part of the surplus from the operating accounts to the replacement/reserve funds. After discussing some of the room renovations/replacements that the Board would like to see completed, Sandy Farrell, made the motion to transfer \$300,000 from operating to replacement/reserve funds setting up a line item called Structured Refurbishment, seconded by Jay Cooper, motion carried.

With the transfer of surplus funds the discussion took place about replacing refrigerators, stoves and adding 7 more bathroom renovations. The cost of the six additional bathrooms is \$73,000, thirty-five stoves \$29,750 and thirty-five refrigerators with icemakers \$36,750 for a total of \$139,500. Sandy Farrell made the motion to approve the additional \$139,500, seconded by Jay Cooper, motion carried. Rick also asked if funds were still in the roof replacement line and Gloria confirmed it was, currently \$325,000.

Max Klugman had provided a sample of the curtains that the resort is purchasing. There seems to a problem with the blackout material. The existing curtains contain the blackout backing in the material where the new one has the blackout material, but it is actually two pieces (the curtain and then backing) and it seems to tearing easily. New samples of materials will be sent with the blackout material built in.

Gloria asked for the Board Members to please provide their input on the office renovations. Jay Cooper & Mark Bodine have already expressed their thoughts. Karen, of Karen Barber Inc., had provided a few layouts and spent several hours putting together the plans. The cost for the design to date was \$1,570. Rick DeJong made the motion for payment to Karen Barber, seconded by Sandy Farrell, motion carried. Continued planning to potentially renovate the CCR office is ongoing.

Mark spoke about the handicap pool and whirlpool lifts and parts for it would cost about \$4,000 or a new lift would be \$7,000. The Board felt the lift for the whirlpool should be installed first. Sandy Farrell made the motion to approve the \$7,000 for the whirlpool lift, seconded by Jay Cooper, motion carried. Mark had requested to purchase a new carpet cleaning machine and the cost is \$3,000. Rick DeJong made the motion to approve the carpet cleaning machine seconded by Sandy Farrell, motion carried.

Mark discussed the aluminum railings from two years and how concrete overflowed onto the office roof. The company had agreed to have the amount needed to fix deducted from their final bill. The balance due was then \$2,730. Since a couple of years has gone by it was decided to make another motion to approve the expenditure by Rick DeJong, seconded by Sandy Farrell, motion carried.

Mark also explained that there are some cameras in need of replacement or repair. Once Mark obtains quotes he will inform the Board.

Brighthouse/Spectrum now has new channel guides that are providing many more options.

Brian Deeb, legal counsel, had sent back his revised version of what could be used pertaining to service/support animals. There is still a lot of concern about this matter. It was suggested that Rick DeJong reach out to Brian Deeb either by telephone call or email to get some questions answered. This is still a touchy situation. Rick will let the Board and VPM know what he finds out from Brian.

Rick requested that Bed Bug Policy (CCR7) be approved. Rick DeJong made the motion to approve CCR #7, seconded by Sandy Farrell, motion carried. Policy CCR #8 for reimbursement expenses to the Board was discussed. Travel, lodging and other related expenses pertaining to resort matters to be reimbursed to the Board Members upon receipts being provided to Mark. Rick DeJong made the motion to approve Reimbursable Board Expenses CCR #8, seconded by Sandy Farrell, motion carried.

For safety reasons, the Board wishes to continue not to have Beach Club usage and will revisit this decision at the June meeting. Pertaining to activities such as donuts & coffee and hot dog roast, the Board decided to start with coffee & donuts and address other activities at the next meeting. Rick DeJong made the motion to approve the coffee & donuts on Monday, seconded by Sheila Pedersen, motion carried.

Mark reported on how delinquencies are down compared to a year ago. There are 15 files in the pipeline that are being foreclosed and the resort should have the deeds to these units soon. For the remaining owners who do not pay by July Mark will send this delinquency list to the attorney for them to send their letter adding legal fees.

Kyle Bennett, employee at resort, will be doing a new video for the resort along with new pictures for the website. The cost is \$600. Jay Cooper made the motion to approve the \$600 expense, seconded by Sheila Pedersen, motion carried.

Next meeting is being set for Thursday, June 24th at 3PM.

Jay Cooper made the motion to adjourn the meeting, seconded by Sandy Farrell, motion carried.