

CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 24TH, 2021

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on March 24th, 2021 at 3:30PM at the resort. In attendance at the resort were Sandy Farrell, Board President; James Cooper, Board Treasurer; Mark Bodine, Resort Manager/VP of VPM; Roxanne Grover, Asst. Mgr; Joann Evans, Sales; Homeowner Mike Pierce. By conference call were Rick DeJong, Board Secretary; Sheila Pedersen, Board Director; Jim Valente, President VPM; Gloria Weir, Gen. Mgr. VPM. Also present was Chelsea Chapman, Insurance Agent & Steve Mostov from Luxury Bath. Absent was Flo McGee Board Vice President.

Sandy Farrell made the motion to approve the February 18th, 2021 minutes, seconded by Jay Cooper, motion carried.

Sandy Farrell announced that Chelsea Chapman of Great Florida Insurance was going to provide updated information on a mitigation report pertaining to the roof. Chelsea had found another company FPAT, that could complete the mitigation report for \$250. The cost from IT Risk was \$500. Mark Bodine was concerned if something in the report could cause the resort to have to replace the roof before getting the insurance renewed. Chelsea stated that it would not because the roof is maintained regularly and that would be explained to the person preparing the report. Chelsea also feels that this could help the resort to obtain a savings in the upcoming May quotes. Rick asked Chelsea "Because of the lower cost of FPAT's report, would their report provide the same weight as the IT Risk Company?" Chelsea is confident the FPAT report will and that FPAT is very well respected in the industry. Mark Bodine asked what kind of increases could Camaron Cove be looking at with the upcoming quotes in May and Chelsea felt it could be at least 20%. Jim Valente mentioned about having a meeting with the other resorts' insurance agent and how the reinsurance companies are passing along 26.2% increases. Rick DeJong made the motion to have FPAT complete the mitigation report at a cost of \$250, seconded by Sandy Farrell, motion carried. The report will be prepared and sent to Mark. Mark will then distribute to the Board Members for their review and Chelsea is hoping they will reply back to her prior to the April meeting since the insurance premiums are due May 1st.

For the 2021 FFE Renovations – Max Klugman & Mark Green met with Sandy and Mark Bodine last Thursday to discuss the curtains. The color choice is perfect. The only concern was the proposed curtain felt lighter than the existing one. Max has a curtain being made up and hopes to get it up for Sandy to look at this week. The curtain can be made with a single pleat or three pleats. The single pleat cost would be \$31,256 and the three pleat would be \$34,436.

Steve Mostov from Luxury Bath dialed into the meeting to explain about the shower stalls. The cost for the work Luxury Bath would complete would be \$10,445 per unit. This price would include: 3 sided shower stall, grab bars, 2 shelves, shower heads, faucets, bench in shower, low flush toilets. The faucets would be commercial quality Delta products of brushed nickel, shower heads with handheld shower wand and shower curtain pole. Sheila Pedersen mentioned the product being used for the showers is resistant to mold. It is made of an acrylic nonporous material that only should be disinfected with vinegar & water solution. Steve stated there would be a 3-1/2" lip to prevent the water from running out. Rick asked if there would be LED lighting in the shower area. The cost to put lighting in

both bathrooms for all units would be \$14,000. Rick made the motion to approve the additional lighting, seconded by Jay Cooper, Sandy was a yes, Sheila Pedersen was a nay. Motion approved.

Max Klugman had dropped off mirror frames that could add a nice effect for the bathrooms. The cost would vary depending on the frame size. It was mentioned to possibly have Luxury Bath bring a sample of the faucet that will be used to try and match it to the mirror frame. Sandy Farrell made the motion to approve \$9,000 on the frames, Jay Cooper seconded, motion carried.

Mark Bodine is still waiting for the ideas and quotes on the proposal to remodel the office. They asked Gloria to check with Mark Green. This matter was tabled to next Board of Directors meeting.

Front exterior building repairs will begin after the Easter week. The cement tables & benches for the pool area are ordered.

Brighthouse/Spectrum TV Contract – the updated hardware is ordered and should be in soon.

Policy & Procedure Manual – Policy & Procedures pertaining to Emotional Support/Service Animals was reviewed by the Board. One suggestion from Jay Cooper was to use the word “resort resident” which would cover owners, exchangers and/or renters. Rick is going to make that change and send the revised Policy & Procedure to Mark and Board Members. Rick suggested sending the draft of this Policy to Brian Deeb, resort legal counsel, for his review, consideration and advice. Sandy Farrell made the motion to approve sending to Brian, seconded by Sheila Pedersen, motion carried.

Covid 19 Update – Beach Club Use. Mark Bodine’s wish was to wait until next month after the Easter/Spring breaks to begin Beach Club use and resort activities. Jay Cooper made the motion that Beach Club Use and Activities remain closed till next Board of Directors meeting for discussion, seconded by Sandy Farrell, motion carried.

Resort Parking is becoming harder since the town has taken away the daily parking at the Parking lot. You can obtain a three-day pass for \$25, but then have to wait 72 hours to get another one. Sheila stated that she had observed a few times people coming off the beach and getting in cars that should not have been parked on Camaron Cove Property. Mark will discuss with the night staff. The other concern that Sheila had was the night staff not wearing their masks on the property. That will be also discussed by Mark with the staff.

Delinquencies – last year the Board made the decision not to impose the \$25 late fee until May 1st. Rick made the motion to wait until May 1st of this year to apply the late fee charge, Jay Cooper seconded, motion carried. The non-judicial foreclosure should be taking place April 10th. After that Gloria will meet with Joann to revise the foreclosure list and send updated inventory to the Board of Directors for discussion at the April meeting.

Sandy asked homeowner, Mike Pierce, if he had anything he wanted to share. Mike just wanted to thank the Board for the updates and projects they are working on.

Sheila did acknowledge and thanked Flo for making the cards for the gifts bags.

Rick also wanted to welcome Joann back to work and thanked everyone for their hard work.

Next meeting set for Wednesday, April 21st at 3PM.

No other matters were brought up at which time Sheila Pedersen made the motion to adjourn the meeting, seconded by Sandy Farrell, motion carried.