

**CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 20TH, 2021**

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on October 20th, 2021 at 3:03PM at the resort. In attendance at the resort were James Cooper, Board Treasurer; Mark Bodine, Resort Manager/VP of VPM; Roxanne Grover, Assistant to Mgr. By conference call were Sandy Farrell, Board President; Flo McGee, Vice President; Rick De Jong, Board Secretary; Sheila Pedersen, Board Director. Also on conference call was Jim Valente, President VPM; Gloria Weir, General Manager/Sec VPM.

Sheila Pedersen made the motion to approve the August 25th, 2021 minutes, seconded by Jay Cooper, motion carried.

Sandy Farrell had asked Mark Bodine if he had any response from the Homeowners that a registered letter had been sent to. Mark stated that he received the registered receipt from the post office showing that the letters were signed and received.

Regarding Covid 19 update, Beach Club Use and Red tide, Mark said the Red Tide is gone, and appears that numbers for Covid have stabilized. For Beach Club Use, Mark suggested for the Board to discuss it the Annual Meeting since the owners who attend are usually ones wanting to use the facilities. Rick De Jong made the motion to continue suspending Beach Club Usage for safety reasons until the Annual Meeting on December 4th, 2021, seconded by Sheila Pedersen, at which time Beach Club usage will be discussed.

Mark had reached out to Brian Deeb, Legal Counsel, to see if he could provide some input on a roofing contractor that could put all the specifications and requirements needed in the eventual replacement of the roof at Camaron Cove. Brian recommended Suncoast Construction and agreed he could put some form of contract together similar to the contract when the resort replaced all the windows and sliders that protects all parties. Rick asked if the contract will show the actual costs of roof installation, project integrity, and reputation of the company. Mark will provide to the Board any numbers that he receives and hopes to have something together in time for discussion at the Board Meeting on December 1st, 2021.

Regarding the PPP balance there is \$4,754 balance that Mark will deduct from the upcoming payroll. Gloria also informed the Board that Jim and herself will be meeting with Mark and Roxanne to discuss future plans as Mark would like to semi-retire sometime in 2022.

Mark reported that all the headboards are in place along with rest of the new bedroom furniture. There are 18 completed walk-in showers with 2 remaining for this year's project. New flat top stoves are in place, refrigerators will be delivered of the next couple of Saturdays. Bathroom mirrors are on order. Sandy commented on how nice the lighting in the bedroom is.

Projects not completed include curtains, metal racks in the closets and repairs to the popcorn ceilings. Flo reminded everyone that the projects approved were over a three-year span and that we are well ahead of this timeline completing the approved work in two years and within budget.

Rick had written CCR14 Policy & Procedures pertaining to fines for late departure, extra cleaning,

damage to unit/CCR property. The other Board Members and VPM felt it was very well written. Flo McGee made the motion to approve CCR 14 Policy & Procedure, seconded by Sandy Farrell, motion carried.

Mark asked if anyone had any changes to the Annual Homeowners Meeting Mailing, which includes the newsletter. The one thing that needed to be added was the website address. Sandy asked if "FFE" could be spelled out to Furniture, Fixtures and Equipment. Other than those 2 items, all were very pleased with Mark Green's work on the newsletter.

The Annual Meeting is set for Saturday, December 4th, 2021 at 10AM. Prior to that meeting the Board of Directors will meet at Camaron Cove on Wednesday, December 1st, 2021 for ongoing and future plannings. Rick made a suggestion to add something to the mailing asking the homeowners if they had any suggestions or ideas they would like to see at the resort. Mark suggested placing this request on the back of the proxy. Rick will write up something and send it to Mark by tomorrow. Everything will then be taken to the printer with the mailing out by the end of the week. Mailing should be out by end of next week.

Since there was no one else running for the Board Mark stated he did not need resumes. Rick felt a short write-up about each Board Member would be informative so the Homeowners know who they are. Gloria suggested removing one set of minutes from the "Owners Corner" on the website and put the Board names and their respective biography. Rick asked if each Director would write about a 75 word resume and send to him. Once reviewed, the board summary will be added to the website.

Mark mentioned since all the new furniture, fixtures and showers are almost done Kyle will work on the new video along with new pictures for the website.

Sandy asked if anyone had any other matters and at this time no one did. Sandy did mention that she had met with Lee Rushn from RCI and he provided some interesting material that she will share at the next Board Meeting.

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