

**CAMARON COVE RESORT
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 27TH, 2022**

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on July 27th, 2022 at 3:11PM at the resort. In attendance at the resort were James Cooper, Board Treasurer; Mark Bodine, VP of VPM, Roxanne Grover, Manager. By conference call were Sandy Farrell, Board President; Rick DeJong, Board Secretary; by Zoom Sheila Pedersen, Board Director. Also on conference call was Gloria Weir, General Manager/Sec VPM.

Sandy Farrell asked the Board Members present if they had any changes for the June 29th, 2022 meeting minutes. Jay Cooper made the motion to approve the minutes, seconded by Sheila Pedersen; motion passed.

At this time Sandy Farrell suggested that Chelsea Chapman, Insurance Agent, speak on two topics. One topic was about new legislation that was passed regarding insurance carriers being downgraded from an A (exceptional) rating to a lower S (substantial) rating. This would result in a policy coverage change from 97% to 95% in the case of wind damage for Camaron Cove Resort. Out of the 70 insurance carriers the newly passed law affects 20 to 25 carriers that Chelsea is aware of. These ratings are being challenged as they could make it difficult for certain condo owners to get financings, which does not currently apply to Camaron Cove.

The other matter of discussion was the damage to a car parked at Camaron Cove from a serious wind storm a month ago. An umbrella from the pool flew from the pool through the parking area, broke a windshield and dented the side of the car. The owner lives in Florida and is covered for windshield damage - to be replaced free of charge. Regarding the dent, the owner will get two quotes and present these to Camaron Cove. If the cost is minor the resort will pay for the repair. It is always best not to have to report such damages and put a claim in with the resort's insurance company. For now, the resort is waiting to hear back from the owner. Both Roxanne and Mark will inform the Board if they hear anything. Each year a report has to be filled out when the insurance policies come up asking if there were any incident reports.

At the last Board of Directors meeting there were two correspondences from Homeowners and Rick DeJong prepared the two reply letters. The letters were approved and the Board asked if they had been sent. The response letters were sent to both Roxanne and Mark who, unfortunately, were not aware the letters were not sent. Rick sent the letters immediately to Roxanne who mailed them out by the end of the meeting.

Next matter was Beach Club Rules & Regulations CCR #3 Policy. Rick has modified the policy eliminating some of the attorney Brian Deeb's language since it was redundant. The only question was whether the Board of Directors wanted to change the Beach Club limit from 36 to 24 people. New procedures were put in place earlier in the year to ensure fairness to all owners and the current 24 daily limit has been working fine. With it being summer and many families living in the area the subject will be addressed again in at the August meeting. However, due to safety and security concerns and complaints from many in-house owners regarding overcrowding and fighting for use of facilities, Sandy Farrell made the motion to change the Beach Club maximum limit from 36 people to 24 people, which is more consistent with mandated pool and whirlpool occupancy limits, Jay Cooper seconded. The motion passed with one opposing.

Mark discussed the roofing and air conditioning project. Currently the air conditioners sit on a 4' x 4' wooden base. The roofing company that would be doing the re-saturation project explained that the air conditioners would have to be raised 3' off the roof in order for the project to be compliant with state laws. Mark is still working on getting proposals for the cost of raising the units and rewiring. The plan is to raise the air conditioners and complete the rewiring in November and December and then have the re-saturation done in January and February 2023. The re-saturation cost is \$78,000, which was previously approved.

For 2022 the delinquencies are only 6 and Deeb Law Group has begun the process of foreclosure. This is the least number of delinquencies over the past few years. Jay commented on a job well done.

Roxanne is still obtaining pest control quotes to compare the Massey contract. Since resort personnel no longer handle the pest control it seems there have been no issues with pest control. For budget purposes, Roxanne is trying to get another quote to compare it to the Massey contract. The quotes will be presented during the August Board of Directors meeting.

The whirlpool surveillance cameras with speakers are in place and working. The cameras in the elevator are also back up and working. Now management and/or night staff can speak if they see something happening at the whirlpool area. Night staff is also monitoring the property in ½ hour segments instead of 1 hour.

Mark is working with the resort IT person to get the four new computers along with all the updated software and try to get it accomplished in September.

Two passwords were required for the owners/guests to access the internet by phone and/or computers. This has now been changed so only one password is required

Next month, Kyle Bennett will work on updating the resort's video. Once completed, the new video will be uploaded to the Camaron Cove website.

Sandy asked if anyone had any other questions. Sheila Pedersen wanted to know what the rule is for people wanting to obtain extra towels or supplies. Mark stated they can do so by asking for more towels or supplies at the office. Sandy has not seen the linen contract and requested to see a copy.

The next meeting is being set for Wednesday, August 25th, 2022 at 3:00PM

Jay Cooper made the motion to adjourn the meeting, seconded by Sheila Pedersen, motion passed.