

**CAMARON COVE RESORT**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, FEBRUARY 18<sup>TH</sup>, 2021**

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on February 18<sup>th</sup>, 2021 at 3:30PM at the resort. In attendance at the resort was James Cooper, Board Treasurer; Sheila Pederson, Board Director; Mark Bodine, Resort Manager/VP of VPM; Roxanne Grover, Asst. Mgr; Joann Evans, Sales; Carolyn Mills, AR; Marta Juhasz of Juhasz Cleaning; Homeowner George Telfer. By conference call were Sandy Farrell, Board President, Rick DeJong, Board Vice President & Secretary; Jim Valente, President VPM; Gloria Weir, Gen. Mgr. VPM and by Zoom Meeting, Flo McGee, Board Director. Also present was Chelsea Chapman, Insurance Agent & Max Klugman, Furniture Rep.

Sandy Farrell wanted to welcome Sheila Pedersen to the Board of Directors and did advise her that any questions she needed answered could be directed to Gloria Weir.

Sheila Pedersen made the motion to approve the Thursday, January 21<sup>st</sup>, 2021 Board Meeting minutes, seconded by Flo Mc Gee, motion carried.

Chelsea Chapman had requested to attend the meeting via conference call to provide knowledge about a possible mitigation report for the roof. A mitigation report is conducted to see how well our roof and building is constructed to withstand high winds and severe weather. Chelsea had received a quote from IP who has handled appraisals for the resort. Over the past few years she has been able to save condominiums about 20% of their new quotes pertaining to property insurance by having a mitigation report done on the roof. The cost from IP is \$600. The resort insurance comes up in May and with this report possibly could be a savings on the normal 15% increase that the resort has seen in past few years. Rick DeJong asked if the current policy would then be pro-rated. Chelsea was not quite sure they would do anything mid-term. Both Mark Bodine & Jim Valente expressed to Chelsea that the resort is a condominium first then a timeshare building. The resort follows the 718 Florida Statute & 720. Chelsea explained that because the resort is more transient (Hotel & Motel) she was not sure if the resort would be guaranteed the discount or not. Chelsea is aware that every year staff does general repairs on the roof. The question was asked that when they inspect the roof would it be a concern that it is staff repairing the roof versus a roofing company. Chelsea stated that she would let the underwriters know, but it should not be a concern. There is another company that Chelsea can check with regarding the report and get a quote. Once Chelsea gets the quote from the other company she will forward to everyone. This will then be discussed at our next meeting. Chelsea did advise that the Board try to decide no later than the next meeting.

The next discussion was the FFE (Furniture, Fixture and Equipment expenditures). Max Klugman of Klugman Enterprises presented a proposal for the bedroom furniture. This included headboards, nightstands, mirrors, 72" dresser for master, dresser for guest bedroom, larger media chest for master bedroom. The existing newly purchased media chest in the master bedroom would be moved to the guest bedroom. The estimated total cost would be \$160,000. This would then tie the whole remodeling theme together. Previously Max had provided quotes also for new living room curtains, artwork & material for the dining chairs. Curtains were quoted at \$42,000, artwork at \$24,000 and material for the chairs at \$14,000. Max, during the meeting, sent a sample picture of what the

headboard, nightstands, dressers and mirrors would look like. There was then a discussion about curtains for the kitchens. There are 8 units that have sliding doors that could use some covering besides the blinds. Max will get prices on that. Regarding the colors for the curtains, Gloria agreed that she likes picking out colors and could meet with Max and Mark. Max also stated with companies providing a lot of updates for remodeling the ordering timeline is anywhere from 12-20 weeks. The Board expressed they would let Max know as soon as possible.

Sandy asked if homeowner George Telfer wished to continue through the rest of meeting or share anything that he may have. His concern are the toilets and feels the resort is wasting tons of water and with the new more efficient ones there would be major savings. Sandy did state that the Board is looking into updating the master bathrooms with walk-in shower, lighting, toilets and replacing old chrome faucets. George was thanked by the Board for his input.

The next item of discussion was the concrete tables & benches for the pool area. The total cost is \$6,000. Sheila Pedersen made the motion to approve the purchase, seconded by Jay Cooper, motion carried.

Sandy Farrell had prepared detailed report "Options for Reserve Expenditures – Estimated Costs". Each item was numbered in order that the Board could decide efficiently. Item 1 was the closet shelving, patch holes and painting walls for cost of \$44,500; Item 2 was the bedroom furniture for \$163,000 and Item 3 new LED 52" ceiling fans in bedrooms for \$22,500. These 3 items total cost would be \$230,000. Unit upgrades included living room curtains, repaint the units, repair popcorn ceiling, new dining room fixtures, recovering dining chairs, placemats totaling \$124,200. Unit upgrades would be walk-in showers, replace chrome faucets and taller toilets for \$233,000. At this time Mark Bodine stated that the walk-in showers, fixtures, mirrors & lighting would actually be more in the \$400,000 category. Each Board Member shared their thoughts on what they felt should be done first, bedrooms or bathrooms. It was then suggested that the bathrooms be a three year project. Rick felt this would be best since if we do the first 13 units and could see how things are proceeding adjust for the next round of bathrooms.

After everyone expressed their opinions, Rick DeJong made the motion to approve the expenditures for the bedroom upgrades of \$163,000; living room & kitchen curtains \$40,000; closet shelving project of \$44,500; install new LED 52" ceiling fans in bedrooms \$22,500; repair popcorn ceilings \$7,200; 13 master bath renovations \$137,000 and the concrete tables & benches for \$6,000, total \$420,200, motion seconded by Sandy Farrell, motion carried unanimously. Please note that the concrete swimming pool tables and benches were approved earlier in the meeting

Office Remodeling: The Board would like to have someone look at the office and give some ideas. Mark Green had provided them with someone's name that has done remodeling in businesses. Mark Bodine will ask Mark Green to set an appointment with the person and possibly he can meet them there.

Mark Bodine shared that after Easter is when the work on the exterior of the building will take place. Also that the whirlpool fiberglass repairs & chlorinator are complete. Sheila commented how nice it looked and everyone has been pleased with it.

Brighthouse/Spectrum contract has been signed by Jay Cooper and sent to Spectrum.

Rick had sent an updated Policy & Procedure # 3 pertaining to Beach Club Rules & Regulations. He did ask if there were any changes but everyone seemed pleased with it. Rick DeJong made the motion to approve Policy & Procedure #3 Rules and Regulations, seconded by Sandy Farrell, motion carried.

Rick did state the Policy & Procedure pertaining to Emotional Support and/or Certified Service Animals is still a work in progress.

For the current time the resort will still not allow Beach Club Users nor social activities. Sandy Farrell made the motion to continue with no access for Beach Club Users nor activities, seconded by Sheila Pedersen, to be reviewed at the March BOD meeting. The motion carried. It was expressed by Sheila how happy the guests are with the little gift bags they receive at registration that have coffee, popcorn, tissues and now hand sanitizer. Marta had suggested a little pad and pen, but at this time the Board declined on that.

Mark Bodine has been attending meetings with the City of Indian Rocks Beach pertaining to parking. The city has changed their rules and now is only allowing a parking pass for \$5 for 3 days. Next meeting is set for March 9<sup>th</sup>. The concern is when the summer months come and each unit usually requests 2 parking spaces. Mark will report back to the Board after the March 9<sup>th</sup> meeting. Mark was thanked by the Board for his efforts to secure more parking for our owners and guests.

Lobby Bulletin Board is in place. Mark placed the old one on top. Rick had some suggestions. Originally it was thought the old board would go away. New signage with staff and extensions and sales would be posted.

Non-judicial homeowners foreclosures. Sandy reviewed the current foreclosure list and concern is about some of the aging of the inventory. The non-judicial foreclosures will take place mid March. Gloria will meet with Joann and put together a complete of inventory that has been deeded back, foreclosed and current with pricing and submit to Board for review at the next meeting.

The next Board meeting is being set for March 18<sup>th</sup> at 3:30PM.

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