



Barefoot Beach Condominium Association General Meeting

November 4th, 2013



2013 Board and Committee Completed Actions

- Maintenance
 - Completed Water Intrusion Repairs
 - Completed Termite Tenting for Building C – Sep 10-12
 - Completed Parking Lot Restriping – Sep 24-25
 - Removed unwanted signs and installed new signs for Buildings and Parking
 - Repainted Pool Bathrooms, replaced pool clock
 - Pool Deck Temporary Repair
 - Pool Deck Resurfacing Research
 - Tiled Pool Bathrooms – Sep 2013
 - Researched Standing Water Issue behind F Building
 - Developed Maintenance Checklists for maintenance staff
 - Maintenance Lead Hire (Keith)



2013 Board and Committee Completed Actions

- Committees and Special Actions
 - Completed and instituted new Parking Passes and Parking Policy – Oct 1
 - Negotiated easement issue with Salt Rock Grill
 - Changed Insurance Agents to Bouchard Insurance
 - Coordinated insurance renewals for maximum savings
 - Researched ADA Pool Access Compliance issue
 - Interviewed 7 condo association management companies and narrowed field to 3 excellent choices



Pool Furniture

- Barefoot Beach replaced its pool furniture this year
- We have put in place a better maintenance plan and replacement plan to keep our pool furnitiute looking good



Old



New



Pool Bathrooms

- Tiled Pool Bathrooms to improve look and cleanliness



Old



New



Patios

DID YOU KNOW?

- All patios on Barefoot property are considered common areas
- Barefoot maintenance staff are responsible for cleaning common areas (which includes patios)



New Parking Lot Lines





Pet Policy

- 2012 Board confirmed our pet policy is aligned to the condo documents:

Pets or Animals. No animals, fish, livestock, birds or poultry of any kind shall be raised, bred or kept by any person upon any portion of the Property, unless the Condominium Association, in its sole and absolute discretion, makes a specific exception in writing for a Condominium Unit Owner.



Barefoot Property Signage

- Improved signage around the property this year
 - Parking signs
 - Building signs
- Please contact the board with your suggestions on improving signage





Keeping out the Bugs

- Bed Bug Policy
 - Barefoot Beach has a quarterly inspection using bed bug sniffing dogs
 - We have a specified process for bed bug remediation
- Other Pests and Termites Policy
 - Barefoot Beach treats for pest control treat quarterly
 - Termite inspections are accomplished yearly when we renew our termite program



Parking Policy

- Parking Committee recommended new parking policy
- Policy approved by Board and put into effect October 1st, 2013
- Warnings are issued by our maintenance staff
- Towing will be enforced during peak periods





Storage Rooms

- Board researched use of Storage Rooms with the association attorney to establish rules and regulations and understand liability issues
- Offered storage rooms through a lottery (\$100/mo)
- To date, no Barefoot owners have showed any interest in leasing any of the rooms
- Please contact the Board if you are interested in leasing a storage room



Barefoot Beach Lawsuit with Developer

- Court Actions
 - Barefoot Beach filed lawsuit against the Developer
 - Developer filed a counter lawsuit
- Board spent time this year attempting to settle dispute with the Developer outside of court:
 - Exchanged phones calls with Developer
 - Exchanged emails with Developer
 - Met with Developer
- Specifics cannot be provided in an open forum



2014 Barefoot Beach Board Initial Agenda Items

- Lawsuits relating to Developer
- ADA Pool Access Compliance
- Condo Management Website
- Complete Perpetual Easement with Salt Rock Grill
- Maintenance Issues:
 - One Time Property Cleaning
 - Pool Deck Resurfacing (Thin Paver Project)
 - Standing Water Issue (behind F building)