

Meeting Minutes

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Date – June 16, 2014

Time – 5:30 pm

Place – Via Teleconference

Attendees – Bruce Bornick, Denise Reilly, Kim Porte, Bill Priakos (Gary was not able to attend)

Owners also in attendance – none

The meeting was called to order at 5:33 p.m. Bruce asked for a motion to approve the May 19th Board Meeting Minutes. Denise so moved and Bill seconded. There being no corrections or additions, the Minutes were approved unanimously. Bruce stated that owners were encouraged to join us at this teleconference but at that time none had announced themselves.

Barefoot Beach Resort Website

The new website has been fully populated. Please use this site as the best method for up-to-date information about Barefoot Beach. You will continue to receive minutes and other owner documentation in the mail. To access the website owners should place the following URL in the address box of your web browser (Internet Explorer, Safari, Chrome, or Firefox):

<http://barefootbeachresort.org>

To avoid the release of too much information to the public, we have decided to password protect certain sections of the website. Also, we are reconfiguring the website to allow owners to view financial and project management information (all through the same password). Once these changes are complete we will provide owners with the website password.

Barefoot Beach Email - So the Board can notify owners of key Barefoot Beach activities please email the board at bbcaboard@barefootbeachresort.org and provide the Board your current email address. Please include your name and unit number in your email. Thank You!

NOTE: YOUR EMAIL ADDRESS WILL REMAIN CONFIDENTIAL AND WILL NOT BE PROVIDED TO OTHER OWNERS OR 3RD PARTIES.

Paperless Delivery – Barefoot spends approximately \$1500 per year on paper-based mailings of minutes, reports, etc. We can save money by moving to electronic delivery of most mailings. The Board is formulating a paperless delivery initiative for Barefoot Beach that would be similar to what you do with your bank or utility company where you may choose to sign up for paperless delivery of statements or bills. Look for future announcements on this topic.

Property Maintenance and Projects

B-112 Mold Remediation and Restoral – Work was completed on 28 May. A summary report with photographs was sent to the owner. The total cost of the remediation and repair was just

under \$5000. Keith helped save money when he located some leftover original tiles. The owner has visited the condo and told the Board she is very pleased with the finished product.

Pest Control – Owner Actions – Our pest control service continues, however we would like to remind owners to closely inspect their units for holes and cracks where bugs can enter from the outside. We recommend owners seal these openings to prevent these potential bug issues. One of the best products to use to seal cracks and holes is foam spray from the hardware store.

Indian Shores Intracoastal Drainage Filters – Bill is investigating the Town’s filters located on our property and requesting additional information from the Town Engineer:

- Why are these filters on our property and why so many?
- When were they installed?
- Where is the contract?
- Why do we have to bear the cost of cleaning these filters?
- What is the true frequency that these filters need to be inspected and/or cleaned?

Bill received no response from the town’s engineer, so he followed up with a call directly to Town administration. He told Indian Shores that the Barefoot Board did not consider this filter maintenance the Association’s responsibility. He asked that the Town give Barefoot Beach Resort the date of the installation of the three drainage filters and any associated documentation. According to one source, there may have been a letter of agreement at the time of the installation indicating that Barefoot Beach was responsible for cleaning the filters semi-annually. Bill reminded the Board that neither he (Board President at the time), Keith Doseck nor Joan Hill have any record or memory of any such written agreement. Bill said that the date of installation might be important in case it was before the “turnover” of the property from the developer. If that is the case, it might be the developer who made an agreement or paid to have the filters installed? Bill will continue to check with the Town and request they provide us with clear information on these filters.

Clubhouse Repairs – We will begin a no cost assessment of the clubhouse basic repair needs once BBVR vacates the building. Bill volunteered to the Board last year that his company would either repair the Terrazzo flooring underneath the faux wood floor or replace it with a tile to be approved by the Board.

Pavers for the Gazebo – We would like to install pavers in the Gazebo area. The cost is approximately \$10,000. Bruce stated with so many things going on right now this project could be pushed back.

Roofing Assessments, Estimates and Repairs – All building roofs are about 10 years old and in need of resurfacing (not replacement). We have received one additional quote from Arry’s Roofing since the last Board Meeting. We now have three very good quotes to choose from. We are also looking into getting input from our new association management company as some have suggested they have bargaining power in these types of negotiations.

Property Manager Maintenance – Our Property Manager, Keith Doseck, provided the following update on property maintenance issues prior to the Board Meeting:

- Landscaping – Minor landscaping maintenance is ongoing all year round.

- Walkway Repainting – Work continues on the walkways weather permitting – Ongoing.
- Low Level Lighting Repairs – Work will continue into the summer months – Ongoing.
- Sewer/Water Issues – No additional information at this time.
- Gazebo Repairs – Keith has been working on building boxes to cover the mounting brackets on the Gazebo posts – Ongoing.

Committees and Special Actions

ADA Compliance – We are going to look at an ADA compliant Pool Lift at the July meeting.

Management of BBCA Titled Condos – We are searching for a condo management company (other than BBVR) to handle the rental of the BBCA titled condos. An e-mail has been sent to owners (the ones whose email address we have so far) and some responses have come in suggesting a few different companies that we may contact. We are still looking for a few more suggestions on companies that can rent out condos for us. Bill informed us that in the past year, BBVR paid the Association \$16,207 for leasing these two units. BBVR has helped rent those units out and recouped a total of \$41,222 over the last three years.

Perpetual Easement with Salt Rock Grill – This task is complete and Denise verified that the Deed has been recorded.

Clubhouse Usage – Comments are flowing into the website on this topic. Please visit the site for more information and to make any suggestions for ways to use our Clubhouse.

Boat Slips – We have contacted the Developer, (Steve Gianfilippo) to obtain more information on how he plans to market and sell his boat slips to our owners. Bill told him he hoped we could come to some kind of a consensus on pricing on both Steve's slips and the Association-owned slips. Steve said he would forward some comparables to Bill and they also discussed the possibility of pricing them by square footage. The Board is developing Boat Slip Policy and Rules and Regulation documents. We are working with the electric company and water company to determine how best to install meters for each slip. It was suggested that a face-to-face or at least a teleconference should take place between the Board and Steve soonest to discuss all the related boat slip questions and issues. We need to share with Steve all the information Denise has obtained from Duke Energy and from Pinellas County Utilities regarding the electric and water meters. Denise reported that the Deeds for the boat slips, fishing pier and the clubhouse, have not been recorded as of the writing of these minutes. For various reasons Pinellas County is running behind at this time. We have learned that Pinellas County will not install separate water meters for the slips. There are four water meters for the complex. We can install sub-meters (one per boat slip) ourselves using a certified plumber. Denise is gathering information on the types and pricing of meters available. Our new association management company will be responsible for reading meters and individually billing boat slip owners. Meters, pricing, signage, boat lifts and other policies such as no liveaboards, are some of the things that need to be discussed with the Developer.

Association Management – We have notified our current Association Management Company, RVA, that we will end our contract with them on 31 August 2014. On June 9th we received five proposals from association management companies either based in Pinellas County or with an

office here. We are evaluating these proposals, and will have oral presentations from the top few companies. Bill has sent out a letter to each company asking them if they are available to meet the Board on June 30 for a final presentation.

As part of this action we need to establish an Association address such as a P.O. Box. Currently we use our association management company address. Once we establish an address, we need to update the Association property deeds to reflect the address change.

2014-2015 BBCA Board Elections – Any owners interested in helping manage the Barefoot Beach Condominium Association, please think about running for the Board. It is a very interesting and rewarding role that can contribute to the success of Barefoot Beach ownership. Details about how to submit your nomination for the Board will be announced later this summer.

The meeting concluded at 7:00 p.m.

The next Board Meeting will be held at Barefoot Beach on Monday, July 14th at 5:30 p.m. An agenda with final details will be posted on the website. Gary Ciak of Aqualinc will be invited to make a presentation. Aqualinc sells portable lifts that meet ADA specifications. All owners are welcome to attend the meeting.