

Board Meeting Minutes

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Date - August 14, 2014

Time - 6:30 PM

Place – Barefoot Beach Resort Clubhouse

Board Members Present – Bruce Bornick
Denise Reilly
Kim Porte
Bill Priakos
Gary McMakin

Attendees Present – Tabetha Cetrangola, Director of Management Services, Associa Gulf Coast
Linda Pisano, Barefoot Beach Resort Community Manager, Associa Gulf Coast
Kathy Priakos, BBVR
Phil & Nancy Smieszkal, F213
Rita Fridella, B112

Prior to the meeting Associa introduced Ron Downey, Service Manager, Associa-On-Call who could not stay for the meeting. Ron plans to meet with our maintenance lead, Keith, and walk the property with him to generate a compendium of Barefoot Beach Resort support requirements. Ron Downey will develop a yearly maintenance calendar for the property to better guide our support staff. This is particularly important now that we found out Keith and his family will be moving soon to take advantage of a great professional opportunity in Texas. Associa is already seeking a replacement for Keith.

The Board meeting was called to order at 6:45 PM. Bill made a motion to approve the Minutes of the July 14th Board Meeting. Denise seconded the motion. Discussion was called for, however, no discussion was needed. A vote was taken and the Minutes were approved unanimously.

Bruce announced that we would adhere strictly to the 1-hour time limit set for this and future Board meetings. He stated that lots of information and discussions on various issues take place via email and with owners on the website owner blog. At the Board meeting we need to focus on key votes and topics requiring further discussion. We will always leave time at the end of the agenda for owners present to voice their concerns and support.

New Association Management Company Introduction - Bruce welcomed Linda Pisano and her boss Tabetha Cetrangola and thanked them for all their hard work during this transition period (August 2014). Associa officially starts on September 1st, but Linda (our Community Manager from Associa) has jumped right in and is already assisting the Board in every way possible. Prior to this meeting, the Board and Associa discussed a meeting schedule and decided to hold regularly scheduled monthly Board

meetings on the 2nd Thursday of each month at 6:30 PM. Until further notice the Board meetings will be held in the Barefoot Beach Clubhouse.

How Owners Pay Association Fees – Linda confirmed there would be **no change** in how owners pay their monthly Condo Association fees. The Board transferred access to the Association BB&T accounts to Associa to avoid the need for owners to change payment methods.

Barefoot Beach Condo Assn (BBCA) Website – www.barefootbeachresort.org – Everyone should now have the new website password. Look in your July 14, 2014 Barefoot Beach Board Minutes recently distributed by U.S. mail for the website password giving all owners access to information such as monthly financials, the Owner Blog, and other Owner Only documents. The Owner Blog is an area where a free exchange of information on many topics takes place. The Barefoot Beach Resort Condo Assn Board Monthly Minutes are posted on the website along with various information related to Barefoot Beach Condo Ownership.

Eliminating Unnecessary Paper Mailings – According to Florida Statute it is not a requirement for a condo association to mail condo board meeting minutes to owners, therefore we are going to end that practice. Also, we are going to stop sending condo fee statements to owners each month. Owners will receive a payment coupon book each year in the mail. Bill made a motion to stop paper delivery of Barefoot Beach Condo Assn Board Meeting Minutes. Gary seconded the motion, a vote was taken and the motion passed unanimously. We have gathered most owner e-mail addresses and should have all of them once owners complete the recently-mailed Associa owner information form. We will use email to send Board Minutes to owners monthly. We will continue to post Board Minutes on our website as well. By minimizing the expense of mailed documents we will save the Association about \$2000 per year. We will continue to offer U.S. mail delivery of select documents (including Board Meeting Minutes) to those owners who make specific written requests.

Property Maintenance and Projects:

Indian Shores Intracoastal Drainage Filters – Bill met with the Mayor of Indian Shores in an attempt to get more information regarding these filters. Previous to this meeting Bill had been told that a letter existed that stated that Barefoot Beach Condo Association agreed to maintain these filters. The Town Administrator, since retired, maintained the letter existed, but never produced it. The Mayor suggested they search to find the entity (EPA or SWFWMA) that requested the three filters be installed in the drainage lines on Barefoot Beach property. Environmentally, the filters are used to control and filter the storm water before it goes into the Intracoastal Waterway to the east of the property. Up and down Indian Shores these filters are installed on public property. Why then are these three filters installed on Barefoot Beach Resort's private property? The Board has taken the position that the maintenance of these filters remains the responsibility of the Town of Indian Shores, unless the Town can produce a signed agreement stating that Barefoot Beach agreed to maintain these filters. Bill will follow up with the Mayor.

Clubhouse Repairs – **What does the Association want to do with the Clubhouse?** We have heard from a few of you on the website Owner Blog. We need to hear from more of the owners. For another month

or so we are continuing to lease the Clubhouse to BBVR, however that lease is coming to an end shortly (BBVR is voluntarily terminating the lease). Once BBVR ends the lease we can use the Clubhouse as we see fit. Bill Priakos of BBVR has volunteered to pay for the repair of the floor (or install new) whichever is best. We need to hear from the owners on how best to make the Clubhouse an asset for all.

Sealing Pool Deck Pavers – Bill made a motion to seal the existing pavers (as planned) with the recommended water-based sealer on September 17-18, 2014 for price quote of \$2406.60. Denise seconded the motion, a vote was taken and the action was approved unanimously. **This will require the pool to be closed for September 17th and 18th, 2014.**

Pavers for the Gazebo Area – Linda has obtained a price quote of \$10,600.19 from Premier Pavers to install pavers over the Gazebo area to complete the paver work begun around the pool in January 2014. Gary made a motion to complete the installation of the pavers (same color and pattern) to cover the entire Gazebo area using funds from the paving reserves. Denise seconded the motion; a vote was taken and the motion was passed unanimously. **Premier Pavers will be doing this project in the September timeframe. This work does not require the closing of the pool.**

Landscape Contract – Linda has obtained four bids from well-respected landscape companies to perform landscape maintenance, plant care and fertilization. Barefoot Beach already has two small landscape-related contracts (weeding and fertilization). We are not satisfied with the overall landscape program, which is a combination of these small contracts and our on-site maintenance staff. The purpose behind seeking a more comprehensive landscape contract is to bring a more professional workforce in for landscape care and maintenance. Also, this landscape contract will eliminate the need for a third maintenance person. The Board will review these bids with the goal of selecting a new landscape company at the September 11th Board Meeting.

Roofing Repair Plan – We had several emergency roofing issues addressed in January 2014. Since then the Board has been collecting bids and discussing how to proceed with regards to roof care. Our roofs are ten years old and showing signs of wear. The Board decided to wait for Associa to come on-board before making any final roofing decisions. Associa suggests we hire a roofing consultant (Linda can recommend one) to come in and independently assess the roofs before choosing a contractor. Linda took this for action.

Bed Bug Canine Inspection Results – Canine inspection was completed recently. We are 100% clean.

Committees and Special Actions:

The Sale of Boat Slips – Steve Gianfilippo (Barefoot Developer) recently sent brochures through Beach and Bay Realty to all the Barefoot Beach Owners about the sale of his Barefoot Beach boat slips. These Boat Slip Brochures have been sent to all Barefoot Beach owners and included pricing and measurements for each slip. **The boat slip measurements listed on these flyers are incorrect.** The correct measurements are available on our website at the bottom of the Home Page. Click on the link that says “**Boat Slip Map**”. The Board is working with Steve to correct this mistake and we are working with Steve to determine the rules and regulations and to install electric and water meters for the boat

slips. Steve will likely form a small Association of Boat Slip Owners to manage the issues unique to that group (submerged land-lease, dues payments, utilities payment process, boat lifts, etc.). See our website for the latest information on this topic.

Management of BBKA Titled Condos (B-210, E-207) – The Board has looked into several companies that could manage the rental of these units for the Association but was unable to find a company that could provide the same quality of care and revenue as BBVR. We will continue to have BBVR rent these units for the Association until such time as the respective mortgage holders (banks) are forced to sell or auction-off the properties. Our lawyer is pressing the court system to force the banks to sell which will result in a full year's worth of condo fee payments to be paid to the Association upon the sale. The status of each property is as follows:

- Condo B-210 – The case management conference is scheduled for October 9, 2014
- Condo E-207 – The attorneys are currently pushing for a case management date. Once these conferences are held a decision is likely to be made in 4-6 months.

November General Membership Meeting (Board Elections and 2015 Budget) – In September, Associa will be sending out the first mailings to support the upcoming elections at the November General Membership Meeting. Our General Membership Meeting will be held on Thursday, November 13, 2014 at 6:30 PM in the Clubhouse. Hope to see you there!

The next BBKA Board Meeting will be 6:30 PM on September 11th at the Clubhouse.

The meeting was adjourned at 7:45 PM.