

## **Board Meeting Minutes**

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Date – October 9, 2014

Time – 6:30 p.m.

Place – Clubhouse

Attendees – Bruce Bornick, Kim Porte, Bill Priakos, Gary McMakin, Linda Pisano and Denise Reilly by phone

The meeting was called to order at 6:30 p.m. with all Board members present. Gary made a motion to approve the Minutes of the September 11, 2014 Board Meeting. Bruce seconded the motion. A vote was taken and the Minutes were unanimously approved.

Treasurer's Report – The Board discussed the 2015 proposed budget. Denise reported that it would be finalized in about one week.

Manager's Report – Linda announced that only 27 owners returned their Owner Information Forms to Associa. The Gazebo Paver project is complete and it looks fantastic. The quality of the work did not suffer despite the rain that interrupted the job for one day. The plumber repaired the noisy outdoor shower water pipe (E Building). Linda replaced our aging model year 2002 gas powered maintenance golf cart with a refurbished 2012 electric golf cart. Mario is prepared to do the tile work in the pool baths as soon as the tile is chosen. The report from the roofing consultant has been delayed due to the rain but we will receive it in a few days.

Unfinished Business

### **Property Maintenance and Projects:**

General Maintenance Issues – Owners should be aware that the Maintenance Hotline number is 727-242-3930. Owners can call this number for assistance, however, keep in mind that if the problem is an owner responsibility, then the owner must pay for the service call. For example, a stopped-up toilet is not usually an Association responsibility unless the shared line is the issue. Also, issues with windows and doors are the owner's responsibility. In the past the Association maintenance staff often made repairs that should have been handled by the owner. The Association will no longer make “free” repairs for items that are an owner's responsibility. If the Association is called to repair an issue that is an owner responsibility, the owner will be billed. For service calls such as “lock-outs”, plumbing, air conditioning, water leaks, or electrical issues, the BBKA Maintenance Service Call charge is \$50.00 (8 AM to 10 PM) and \$75.00 (10 PM to 8 AM). If the Association is found to be negligent and at fault, then the Association will pay for the repair. These Service Call charges will take effect on December 1, 2014.

A/C Filters – The Association will continue to perform a/c filter replacements and wet checks. The maintenance staff will place the date on the new filters as they install them keep a log in the maintenance office for all air filter replacements. If leaks are found during the a/c filter/wet check visit, we will contact the owner immediately.

Security Cameras – Linda is currently obtaining estimates for security cameras for the pool area and boat docks.

Drainage near the Pool Baths – Linda is looking into the drainage issue outside the pool baths (large rain storms only) to determine if a fix is possible. Mario will look into replacing the Ladies Bathroom doorframe.

### **Committees and Special Actions:**

Annual Meeting – 2014-2015 BBCA Annual Owner's Meeting and Board Elections will be held on Thursday, November 13, 2014 at 6:30 PM in the Clubhouse. Associa sent out candidate nomination requests and only five candidates responded for the five Board member positions, so no election is required. These candidates will fill the five available seats.

Parking Policy – The BBCA Parking Pass policy has been in place since October 2013 and it has been very successful so far. We have had fewer parking issues this past year. Effective January 1, 2015 the cost to replace a lost or stolen parking pass will increase from \$5.00 to \$25.00. Strongly suggest you institute a process to make sure your renters return the parking pass before departing. Also, we will be replacing the existing passes with a new style pass sometime later this year. Contact our Maintenance Hotline (727-242-3930) or Linda (Associa) (727-417-8039) whenever you need a replacement parking pass.

Pool Area – We are replacing the pool signs to display gate information and the new pool hours. The new pool hours will be from 9 a.m. to Dusk.

Boat Slips – We are continuing our efforts to finalize the administration and documentation for the submerged land lease and boat slip policies, rules and regulations. The Developer has submitted the submerged land lease to the State, so some process is being made. We are assisting the process wherever possible.

### New Business

Energy Audit – The results of our Lighting Energy Usage Audit will be in soon.

Patios – We conducted an inspection of patios and discovered several owners with inappropriate or unsafe items. Reminder to owners, there are no personal BBQs grills permitted on the property. Also, please ensure the items on your patio are safe and in good condition for use. Broken or worn furniture should be repaired, removed, or replaced. Let's keep Barefoot Beach Resort a safe and attractive place to live or vacation.

The meeting was adjourned at 7:33 PM.