

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Board Meeting Minutes

Date – Monday, November 18, 2013

Place - Teleconference

Time – Meeting called to order at 5:00 p.m.

Attendees – Bruce Bornick, Denise Reilly, Bill Priakos, Gary McMakin, Kim Porte

Bill made a motion to approve the Minutes of the November 4th Board Meeting. Denise seconded the motion. Bruce called for any discussion. No discussion was needed. A vote was taken and the Minutes were approved.

Maintenance

Staffing – Bruce mentioned that we now have three maintenance employees and we should assess whether or not we have year round work for three personnel. Denise recommended we allow Keith to determine his staffing needs. Bill stated we should give Keith guidelines for employment such as work ethic, quality of work, attendance, and attitude. It was decided that Keith should assess the situation over the next month or so. Bill stated that Keith was using the maintenance team to clean up the underbrush and catch up on many things that had not been done in the past year in his absence. Denise spoke to Keith today and he would like the board to give him one more week and then arrange a walkthrough of the property. Bruce asked for times available and it was decided that the Board would meet with Keith on Monday, November 25th at 9:00 a.m.

Projects – Bruce said that Keith is still having trouble with the wireless connection in the new maintenance office. Denise stated that Keith was having to do computer work from his home. Bruce will meet with him and assist him with the installation and configuration of a USB wireless adapter so that he can make full use of the maintenance office computer with email and internet access. Bruce will also assess the software configuration and security software on the computer to ensure it is up to date.

Common Area Clean up Proposal - It was decided to delay hiring the outside company for \$1500 at this time because Keith and his staff seem to be doing the job themselves. The board will assess the work on Monday, 25 November.

Changing Tables – Denise reported that the changing table has been installed in the ladies bathroom and that project is complete.

Pool Bath Maintenance – Bruce stated that the doors were rusting at the edges and this should be addressed. He said he will speak with Keith and this can be something they address at the walk-through. Bill said he is concerned with the state of the wall between the men's and ladies room. The dry wall is

deteriorating and it needs to be addressed. This will be checked at the walk-through. Bill also stated that the pool bath deodorizers were not working as well as expected and we may need stronger exhaust fans. Gary recommended we discuss all these issues with Keith at the walk-through.

Rainstorm Water Issue behind Building F – Denise has been following up with Keith regarding the two quotes we have received. She stated that it was difficult to compare the two because they each gave so little information. After speaking to both plumbers and Keith she discerned that the more expensive quote from Peoples was using a larger pump than Gisler. Denise said that still does not fully explain the large difference in the quotes. Both pumps have a one-year warranty and both plumbers said a permit would not be needed for their work. The electrician may need a permit. Bill recommended we let Keith get more information from both plumbers and have them re-quote both using a pump type and capacity that Keith approves.

New Easement Request – Bill stated that the neighboring Salt Rock Restaurant wants to run a 2" shielded cable (using Duke Energy) through the easement. It was decided that this should be fine as long as it was deep enough that it will be below where we will be trenching for the F building drainage. Bruce asked if Bill would show us the location on the walk through on Monday.

Pool Area Pavers – Bruce stated that he had met with three companies. Two have high ratings with Angie's List and the third has no comments on her list favorable or otherwise. All three understand the project and all will have their bids in by mid-week. Bruce will forward the proposals to the Board by email to prepare the Board for a vote to approve the final design, cost and timeline. Denise stated that her neighbor is currently using one of the three companies we are considering and that she will keep us posted as their job should finish any day. Bruce stated that early December was no longer an option for this project's completion. All companies are looking at 4 to 8 weeks lead time for this three day project. Bruce stated that we always like to give owners a month's notice for such projects. Bruce stated that January 6, 7, 8, appear to have a low occupancy and so we will ask Joan to notify owners that the project will take place at that time. Bruce will draft a letter to the owners for the Board to approve. All the pavers companies recommended a light colored paver because it will stay cooler on the feet. Bruce suggested that we go with a light gray paver with white highlights so as to not conflict with the colorful buildings. He stated the light grey will compliment the shells in the plant beds. He also stated that the pavers come in various sizes. He will send the Board details on the recommended design for the Board's approval. Gary asked if there were samples that could be brought to the walk through. Bruce stated that they all have outdoor showrooms and he will bring pictures from the showrooms.

Plungers – Bill stated that we previously authorized the purchase of three cases of plungers to be kept in the storeroom with some made available in each laundry room for guests or owners with an immediate need for a plunger. Gary recommended that Keith should keep track of what units get plungers. Bill thought every unit should just be given one. Plumbing is a Condo Association issue since an overflow in an upstairs unit can impact the ceiling of a lower unit. It was decided to discuss the plungers with Keith on Monday.

Committees & Special Actions

Gazebo – Denise reported that owners have voiced concern about the safety of the Gazebo. It was discussed and decided that the Board would take a closer look at the Gazebo with Keith on Monday. This issue was raised previously by the Board in early 2013 however the recommended actions were not completed.

Lawsuits – The status of the Lawsuits were discussed.

Parking Policy – Bruce stated that we are still testing the parking policy during this slow time of the year. People need to use their tags. Warnings are being issued. All owners have been notified of the details of the Parking Policy in writing. It was decided that no more money will be spent on changing parking signs at this time.

Perpetual Easement – Denise will double check on the status of perpetual easement with the lawyer.

ADA Discussion – Bruce asked, Where do we need to start to address the ADA requirements? Denise said in her talks with the attorney, that the laws are not clear. We need to outline a plan and gather information, but we may have plenty of time to implement them. Denise said the items that need to be addressed are the common areas such as the pool toilets and doors and a pool lift. Kim stated that her husband had information regarding a portable lift for the pool. She will forward the company name and other information to the Board.

Storage Room Rental - We need to revisit this issue. Feedback at the annual meeting was that the rooms were too expensive and the lease terms of one year were too restrictive. Bill stated that the lease term should be for one year because the Board changes each year. Bruce would like additional ideas for making use of the storage space and making it available to owners in some way. No one volunteered to take on the action yet. Bill said, let's put this on the list to discuss during Monday's meeting with Keith.

New Business

Association Website – Bruce volunteered to lead the selection of website options for the association. He is currently researching offerings and will have an update for our next meeting. He would like to have a site where we can post owner communications (in addition to snail mail). Bruce reported that the operational costs would run about \$10 per month. Everyone agrees this is a relatively small fee with great potential and it will provide a source of information and exchange for the owners.

Letter from an Owner - Bruce asked Denise to approach Angela Balent (our accountant), with the questions posed in the letter. Gary would like Angela to draft a response to the letter for the Board to review before sending back to the owner. Denise will take the lead on this action.

Door Mats – It was stated that some condos have door mats, some do not. Some are very old, some are nice. Bruce wondered if we could ask all owners to get the same mat, or better yet, should we buy a mat for everyone? Denise wasn't sure if we could impose a door mat requirement on the owners without requiring a change to the Condo Docs. Bill thought since the walkways outside the condos were

common areas that it was more of a rules and regulations type issue. Gary agreed. Bill suggested we should provide them. Denise asked about where in the budget can we find money for this? Bruce did a quick web search and determined door mats would cost a minimum of \$15 each, so for 165 units that would cost about \$2500.00. We will continue to research this idea. Denise will give us some ideas on how to budget for it.

Poolside Solicitations – A discussion ensued concerning an ongoing problem of owners approaching guests asking them what they paid for their condo rentals and then stating that they could beat the rate, handing them a business card and asking that the next time they want to come to Barefoot, that they call that owner. The situation not only exists with the guests of the rental office but with owners who rent their own unit competing with other owners who do the same, the result being that overall rate goes lower and lower as owners at the pool compete. It even exists to the point that some owners have put business cards in guest's doors! The board recognizes that this is a "tacky" practice and does nothing but cheapen our property. Gary made a motion to change the sign at the pool to state No Soliciting. Denise seconded the motion. Discussion followed that specific wording had to be decided. "No Soliciting Allowed" was felt to be appropriate, and it should be followed by a letter to owners explaining the change and specifically addressing the issue. A vote was taken and the motion passed unanimously. Bill volunteered to contact the sign company to get the sign made and to submit a draft of the letter to owners for board approval. The wording would be added to the list of rules and regulations.. A vote was taken and the motion passed unanimously.

With no further business, the meeting was adjourned at 6:27 p.m.