

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Board Meeting Minutes

Date – January, 13, 2014

Time – Meeting called to order at 5:10 p.m.

Place – Barefoot Beach Resort Rental Office

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

Bill made a motion to approve the Minutes of the December 16, 2013 Board Meeting. Denise seconded the motion. Bruce called for any discussion. No discussion was needed. A vote was taken and the Minutes were approved unanimously.

Maintenance

Property Management Staffing – Keith reports that he has enough work at the present time for three full time employees. Keith and his crew are working on several projects at this time.

Weather Freeze Contingency Planning – Keith spoke twice to Jane Morse, who is a Commercial Horticulture Agent for the University of Florida. He also spoke to her colleagues at the Botanical Gardens. A lot of information and advice was received. In summary Keith reported that very little can be done to protect the palms from the kind of damage we suffered a few years ago. What he did find out is that that sort of freeze is extremely rare, probably seen once in one hundred years.

Property Maintenance Update – Keith called in a contractor to repair the drywall in both pool bathrooms and then had his staff paint the bathroom walls. A proper commercial toilet seat has been installed in the Men's room and both soap dispensers and air fresheners are working. The board decided that the tiling of the walls will be a future project awaiting identification of funds (approx. \$1000). Keith will investigate the repairs required for the bathroom door jams which have rusted away due to the way water collected in that area. The new slope provided by the paver project should resolve future water damage because it slopes the water away from the bathroom doors. Keith is finished with about half of the wooden benches throughout the property and they look wonderful. Several cement repairs have been completed and severely stained walkways painted by the maintenance team. Keith has repaired some of the low-level lighting around the property and plans to continue working on the remaining lights and several sprinkler issues. He plans to complete these projects by spring. Keith is currently working on obtaining roofing assessments and estimates and will have more to report soon.

Pool Area Wi-Fi Outage – Keith called in Bright House because the pool area Wi-Fi is not functioning. BH confirmed that all their equipment is working and we do have connectivity to the internet. The issue seems to be with the wireless access point (router). Denise will check her files to see who we are supposed to contact for maintenance of this equipment. Bill has an IT technician who can look at the access point to help us determine if it needs to be reset or replaced.

Rainstorm Water Pump Installation (Building F) – Joe Gisler of Gisler Plumbing told Keith that work should begin toward the end of January.

Pool Area Pavers – The pool area paver project is complete and looks wonderful. Project was planned for three days (Jan 6-8) and took 5 days (Jan 6-10) because of weather and a little extra time dealing with the challenging drainage issues around the pool bath. The company we hired, Premier Brick Pavers, did a fantastic job completing the work despite being the lowest bidder. Premier was chosen because of their stellar reputation on Angie's List. Bruce plans to complete a very positive Angie's list review on them. Multiple drainage issues around the pool area were addressed and the overall look of the pool area is even more inviting than ever before. Because of the extended project days we did receive some complaints. In the future we will plan project contingency time for any work involving our very popular pool. The pavers need to be sealed after curing for several months. We plan to close the pool in early Sep 2014 when we have the fewest guests. Sealing will require pressure washing, sealing and drying time which requires a 2-3 day closure. The board decided that the painting of peeling paint around the pool edge can take place at that time as well.

Perpetual Easement with Salt Rock Grill (SRG) – All of the Board Members were able to walk the site and study the survey prior to the meeting. Bruce made a motion that we approve what we understand to be a perpetual easement as described by the attorney and as detailed by the surveyor. The easement allows the SRG to use BBR land near Gulf Blvd behind the clubhouse that we do not use and provides BBR the use of the SRG land behind the work shed which is a very useful area for equipment and material storage for our property management team. This perpetual easement is a win-win for both BBR and SRG. Gary seconded the motion, a vote was taken and the motion passed unanimously.

Committees and Special Actions

ADA Compliance – Bill will be attending a Trade Meeting in early February and a meeting of the Condo Alliance where he intends to speak to several of his colleagues regarding their plans and actions towards complying with the Americans with Disabilities Act (ADA). The committee should then have some information to present at the next BBR board meeting.

Trademarking Barefoot Beach Logo – Denise will speak to her son who is a trademark and patent attorney for advice on how and if we should proceed with trademarking our logo.

Website Development – Work continues on this with nothing new to report at this time.

Parking Policy – Bruce did some research and also drove north and south along Gulf Blvd to document available parking options. He plans to make a one-page handout with a short summary of the policy at the top and a map at the bottom with suggestions for both free and paid parking for guests or owners with a second vehicle. We want owners and their guests to be well informed on BBR parking rules and options for off-BBR parking. Our policy is in place to protect our limited parking from others who try and park here (which has been a continuing problem). Bruce will have this handout available for the next board meeting.

Lawsuit – The attorneys are hoping to have the first mediation meeting sometime in late February.

New Business

Audit – The Board is striving for complete accuracy and has decided to hire a CPA firm with many years of experience with condo associations to do this year's independent audit. We received several quotes ranging from \$6000 - \$6950. The Board reviewed all the quotes and chose a firm that it felt would best be suited for our needs and whose pricing was competitive for the audit.

Denise made a motion that we move forward, hiring Bashor & Legendre, LLP of Tampa to complete the independent audit by April 30, 2014 at a cost not to exceed \$6400. Bill seconded the motion. A vote was taken and the motion passed unanimously. Denise will ask Joan Hill to notify them of our decision and give them Denise's name as our contact person.

Next Board Meeting

The next Board Meeting will be on Monday, February 17, 2014 at 5:30-6:30 pm by teleconference or future location (TBD).

With no further business the meeting adjourned at 6:30 pm.