

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Board Meeting Minutes

Date – February 17, 2014

Time – Meeting was called to order at 6:01 p.m.

Place - Teleconference

Attendees – Bruce Bornick, Denise Reilly, Bill Priakos and Kim Porte

Absent – Gary McMakin

Bill made a motion to approve the Minutes of the January 13, 2014 Board Meeting. Denise seconded the motion. Bruce called for any discussion. No discussion was needed. A vote was taken and the Minutes were approved.

Property Maintenance

Rainstorm Pump Installation (Building F) – Gisler Plumbing has completed the installation of the rainstorm pump and discharge pipes behind Building F. The project was completed without issues and the pump was tested and operates well. Full Service Electric is scheduled to come out this week to finish the related electrical work. Joan Hill will be paying the invoices for this project next week.

Pool Area Wi-Fi Repair – The Wi-Fi router went out of service in December or January and we had a very difficult time determining what the problem was and how to fix it. Keith contacted Bright House and they determined that their connection was fine. We pay Bright House approximately \$72 per month for the Pool Wi-Fi internet access. Next, we had to check on our equipment. Bill Priakos had a Technician from Enix Networks check on the system when he was there on other business. Chris from Enix Networks did provide some feedback on how to replace the existing system if we were unable to get it working. Denise tried several time to contact Tampa Bay Connect (who installed the system) but it seems they are no longer in business. Denise was able to connect with a local Meraki representative through Mike Petrucci (a Barefoot Beach owner). We discovered that Meraki (now owned by Cisco) holds the three year cloud server license required for our system to work and they thought we had a one year license and disconnected the system for lack of payment. The system is now operational and Bruce is clarifying who the proper contact points are should we have any future outages.

Pool Sign – Bill ordered the new pool signs with the additional language about “No Soliciting” on January 14, 2014.

Roofing Assessments - As part of our long term maintenance forecasting we programmed into the budget to check and repair roofing during 2014. Keith has three roofing companies assessing the roofs on each building and providing recommended repair estimates. The three companies are:

- Florida Southern Roofing – Roofing inspection completed and roofing report received.
- United Roofing – Roofing inspection completed. We are waiting on the roofing report. Keith will follow up again with United.
- Frank Munyon Roofing – Munyon will be out on Tuesday, 18 February 2014 to conduct their inspection.

During the Florida Southern Roofing visit, a critical problem (potential fire hazard) with the conduit and the blocks securing the conduit to the roof was discovered. We have rectified that issue by repairing the conduit and replacing the blocks.

Once we have all the estimates we will choose one company to complete the repairs.

Sealing Pool Pavers and Painting Pool Deck – Tentatively planned for early September 2014. We will begin collecting estimates in July 2014. The budget estimate is \$1700-2400 for sealing pavers and \$500 for painting pool deck if our maintenance personnel complete the power spraying and painting.

Pool Bath Maintenance – Tentatively planned for September 2014. We will install wall tiles in both pool bathrooms to a height of approximately five feet. The Budget estimate for both restrooms is \$1700 for material and labor.

Property Manager Maintenance Update – Besides the specific maintenance actions listed above, our Property Manager, Keith Dosseck, provided the following update on property maintenance issues:

- Landscaping – With Spring around the corner we will be going through the entire property giving it a proper haircut. This includes the palms down the center aisle. We will prune all of the dead and unsightly fronds from the palm trees.
- Buildings – We will power wash all of the buildings before spring break begins.
- Stepping Stones – We developed a plan for removing non-standard stepping stones and replacing them with the standard white/grey stones. This plan includes moving some stones that are out of place and re-seating stones that have sunk too low. This project begins week of 17-21 February 2014.
- Bench Refurbishment - We finished rebuilding all of the benches on the property, including the ones on the fishing dock. We also rebuilt the fishing table.

- Walkway Re-Painting – We are continuing to paint the walkways weather permitting. We are approximately 50% done.
- Low Level Lighting Repairs - Work on this will continue into the summer months.
- Pool Issues – One of the heaters needs refrigerant. Keith is working with the company that we have the warranty with. The pool temperature is currently 78-79 degrees. The pool ladder step has also been repaired.
- Pool Bath Door Frame Repairs – will be done at the time of the pool bath tiling.
- Annual Fire Inspection – The Fire Marshall produced an extensive list of deficiencies requiring correction. We are working on correcting those before the re-inspection in thirty days (3 March 2014). Some of the tasks are time consuming but we do not anticipate any problems finishing the list by that date.
- Gazebo Pole Mount Covers – We built a box around one of the mounting brackets on the gazebo supports. We will complete the remaining three boxes soon.
- Sewer/Water Issues – We have had more than the normal amount of sewer backups and water line breaks this past month. One water line break was particularly bad in B-107. It was underneath the shower, which made it necessary to open up the wall and break concrete in order to get to the leak.

Committees and Special Actions

Audit - Bashor & Legendre, LLP is currently working on our Audit and should have it complete by April 30, 2014.

Website – Bruce is selecting a web services company for our website for information storage, exchange and owner feedback. He estimates this can be done for approximately \$10 per month.

Parking Policy – Bruce developed a one page parking policy reminder (attached) for owners to post in their condos. Peak season is approaching and we want to be clear about the parking policy and avoid the parking problems experienced in previous years. When the parking lots fill to the maximum in late February and March this year, Barefoot Beach Condo Association will begin enforcing the Parking Policy by towing anyone who does not have a VALID parking pass displayed in their vehicle. This is the only way we can ensure proper use of our limited parking and prevent the abuse of having public beach-goers park in our lot. We have been issuing warnings (without towing) since the policy was put into effect on 1 October 2013. **We strongly recommend that owners make this handout available to their guests so they can avoid the unpleasantness of being towed in peak season this year.** Please be aware that if you have been issued a replacement pass any old pass has been marked as INVALID in our records. The replacement cost to an owner is currently only \$5 but we are realizing this may have to increase

in the future due to the amount of paperwork and time being spent by our maintenance personnel in changing out and monitoring for invalid pass use.

From Keith – We have been trying to follow the newly adopted parking policy. While good on paper, in practice thus far, it has resulted in an inordinate number of new passes needing to be re- issued, resulting in a significant amount of time, paperwork and coordination with myself, Joan, owners and BBVR. As occupancy increases, there is great likelihood of many cars being towed. Several owners have expressed their frustration with the new policy.

ADA – Swimming Pool Chair For Handicapped – At a recent trade show of the Condo Alliance of Pinellas County, Bill Priakos spoke with several of the Alliance members which are primarily composed of vacation rental management companies. He was able to discuss what several of them are doing and how we might proceed as well. One in particular was notable in that they do not have a substantial budget for such items and are seeking lease options for obtaining short and long term leases for “chairs”. As of now, none of the members has installed a “permanent” installation. Instead, they plan to have temporary or on demand chairs available as needed. This lease or temporary option would require a “receptacle” to accept the device that would have to be permanent. Bill has several other members who did not attend the meeting that he wishes to interview and he will do so prior to our next board meeting.

Staffing – We are developing formal Job Descriptions for our three property maintenance personnel positions.

Perpetual Easement with Salt Rock Grill – Denise has received the completed easement documents from our lawyer. They have been reviewed by the Board and with no further questions regarding them, Denise will speak to the owner of Salt Rock Grill to see how and when delivery and signing will take place. Bruce Bornick will be signing on our behalf. The signatures will need to be notarized.

Lawsuits with the Developer – The first Mediation date has been set for Friday, February 21, 2014 in St. Petersburg.

Trade Marking Barefoot Beach Logo – Denise spoke with her son and his colleague, both trademark and patent attorneys and was told that it would be very difficult for us to trademark the Barefoot Beach logo for a few reasons. Trademarks are difficult to enforce and our logo is also being used at a property in Madeira Beach that was also owned by our developer. It looks like we have no recourse at this time as two properties both legitimately use the logo at this time.

Storage Room Lottery – On hold until August 2014

Doormats – This item has been tabled for now.

Next Board Meeting – The next Board Meeting will be Monday, March 10, 2014, 5:30-6:30 p.m. by teleconference.

With no further business the meeting adjourned at 7:15 p.m.