

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.
Board Meeting Minutes

Date - March 10, 2014

Time - Meeting called to order at 5:36 p.m.

Place - Teleconference

Attendees - Bruce Bornick, Bill Priakos, Gary McMakin and Kim Porte

The meeting was called to order at 5:36 p.m. Bill made a motion to approve the Minutes of the February 17, 2014 Board Meeting. Bruce seconded the motion. Discussion was called for, no discussion was needed. A vote was taken and the Minutes were approved unanimously.

Property Maintenance

Pool Area Wi-Fi Repair – Bruce is clarifying who are the proper Cisco contact points and what are the coverage hours and response time for service outages. The pool area Wi-Fi is working well and a discussion concerning the pros and cons of turning the wireless off after pool hours was discussed. Bruce stated that the electrical use is minimal and in most cases it is better for the equipment to be left permanently on. Bruce was not sure if this equipment could be programmed to turn off each evening and then on again in the morning. He will research this option. It was discussed that property owners (located near the pool) using only pool Wi-Fi for their condominiums cannot guarantee their renters a secure internet and this sort of use should be discouraged. There is no encryption and anyone using the pool Wi-Fi at anytime should take that into account.

Pool Sign - The new pool signs with additional language regarding “No Soliciting” were delivered and installed on February 17, 2014.

Roofing Assessment – As part of our long-range maintenance plan, Keith has three roofing companies assessing the roofs on each building and providing recommended repair estimates.

- Florida Southern Roofing – Roofing inspection completed and roofing report received
- United Roofing – Roofing inspection completed and roofing report received
- Frank Munyon Roofing – Roofing inspection completed and roofing report received.

The Board needs to review the estimates and select a roofing company to begin work.

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

- Landscaping - Spring cleanup of plants. This includes the palms down the center aisle. We will prune all of the dead and unsightly fronds from the palm trees. This project will be completed during March.
- Buildings – We are power washing all of the buildings as part of our Spring cleanup. This project should be complete in March.
- Sprinkler System – Discovered numerous leaks in several of the 24 sprinkler stations. These repairs are ongoing at this time.
- Stepping Stones – We are removing non-standard stepping stones and replacing them with the standard circular white/grey stones. This plan includes moving some stones that were out of place. We are power washing the older stepping stones and bringing in some new ones to match the correct color. As part of this project we are adding shell and replanting plants in the area of the stepping stones. This project began in February and should be complete in March.
- Walkway Repainting – We are continuing to paint the walkways weather permitting. This project is still ongoing. Temperature and humidity dictate when some of these areas can be repainted.
- Low Level Lighting Repairs – Work on this project will continue into the summer months.
- Pool Issues – One of the heaters was not working. A call for warranty repair was made and the tech found a wire that had frayed due to normal vibration. This fix is complete.
- Annual Fire Inspection – We received an extension from the Fire Marshall to complete work on all of the issues. This project will be complete in March.
- Gazebo Pole Mount Covers – We built a box around the mounting brackets on one of the gazebo supports to guard against someone scraping their foot on the exposed metal brackets. We will complete the other three supports as time permits.
- Sewer/Water Issues – We are still having issues with residents putting items (such as handi-wipes and tampons) down the toilettes. These are not to be flushed even if packaging states flushable. They not only clog the toilet but they work their way to the underground pipes, cause a blockage and the pressure breaks the pipes. It was discussed if owners should post signage in the bathrooms. It was decided that owner education via these minutes would be a starting place.
- Concrete Wall Repair near the Pool Bathrooms - Our maintenance staff repaired the concrete wall along the path in front of the pool bathrooms. This repair was required as a result of the pool paver install.

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 service company for our website for information storage, exchange and owner feedback. He estimates this can be done for approximately \$10 per month.

Parking Policy – The overall reception of the Parking Policy has been positive but we continue to have many owners that rent to patrons and fail to provide them with a parking pass. New passes are being purchased by the owners in each case. The administration burden to the maintenance staff is unnecessary and takes away from the time the staff uses to maintain the property. We recommend owners take action to ensure their patrons receive and return the parking passes.

ADA Compliance Actions – Bill made contact with Gary Ciak of Aqualinc from a referral he received from one of our owners. The board is reviewing the ADA pool lift information and pricing that Bill distributed via email. Bill will set up a board meeting on site at Barefoot to review the details of where an ADA pool lift would be located to coincide with one of our upcoming Board Meetings. Bruce mentioned we may need to investigate other ADA requirements outside of the pool area.

Employee Handbook – Bruce has requested that Joan send the Board a copy of the Employee Handbook to assist us with various employee issues that we want to clarify.

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

Perpetual Easement with Salt Rock Grill – Bill has spoken with Frank Chivas. Frank is reviewing the document and once he approves them, he and Bruce can execute them separately. The signatures will need to be notarized.

Lawsuits with the Developer – The Board, represented by Denise, Kim, Bill and Gary (Bruce was traveling on business), attended Mediation on Friday, February 21, 2014 in St. Petersburg. Mediation generated actions are ongoing.

Next Board Meeting – The next Board Meeting will be Monday, April 28, 2014, 5:30–6:30 p.m.

The meeting concluded at 6:25 p.m.

Actions On-Hold

Sealing Pool Pavers and Painting Pool Deck – Tentatively planned for 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.

Pool Bath Door Frame Repairs – will be done at the time of the pool bath tiling.

Trade Marking Barefoot Beach Logo – This item has been tabled for now. If Barefoot Beach Hotel drops the logo and adopts a new one, we could revisit this issue.

Storage Room Lottery – On hold until August 2014.

Doormats – It would be more attractive to the property to have a common type of doormat throughout BBR. Many are getting old, sun-damaged and unattractive. Also, we are concerned about the tripping hazard of doormats. This item has been tabled for now.