

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Special Board Meeting Minutes

Date – March 27, 2014

Time – Meeting called to order at 6:00 p.m.

Place - Teleconference

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

The meeting was called to order at 6:00 p.m. Mention was made of our previous email discussions taking place in late February in response to Joan's email of Feb 19th regarding obtaining a line of credit to ease the increasingly restricted cash flow for our monthly expenses (mostly related to increasing insurance expenses) and our subsequent email vote on February 25, 2014 to approve this action and have Denise pursue this with Angela and Joan's assistance.

Bruce asked Denise to update us on her conversations with our Attorney, Richard Zacur and our accountant, Angela regarding the loan options with BB & T. Denise confirmed that the board members read Richard's letter and had reviewed the various loan options. We confirmed that we had, and a discussion of the loan terms and Angela's advice took place. Bruce worked out the difference per month that each condo owner would pay with each option. The Board discussed the impact these decisions would have on the unit owners and it was suggested that it would be best to spread the loan over three years.

Bruce made a motion that we would obtain a 3 year Term Loan from BB & T in the amount of \$100,000 at a 4.250% interest rate. The monthly payment would be \$2,963.53. A separate line of credit for \$65,000 for 36 months at 3.70% subject to prime plus .5% would also be obtained. Gary seconded the motion. Bruce called for any discussion before the vote.

Discussion followed concerning the various changes that would be taking place with regard to the club house, gazebo, fishing pier and docks and how that would also effect the monthly assessment to the owners. This discussion confirmed our earlier thoughts to spread the impact of the loan over a three year period versus two years. It was once again noted that Angela stated in her recommendations that it would not be possible to combine the two loans into one line of credit because the increased amount of the combined loans change the terms of the line of credit; requiring that the balance be paid down to 0 for 30 days each year.

A vote was taken and the Motion passed.

The meeting adjourned at 7:05 p.m.