

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Special Board Meeting Minutes

Date – April 18, 2014

Time – Meeting called to order at 5:30 p.m.

Place - Teleconference

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

Bruce began the meeting with a request for Denise to help the board understand the big picture perspective of why the monthly maintenance fee will increase as a result of the Mediation Agreement and termination of the lawsuits. Denise explained that the largest portion of the increase, approximately 50%, is due to the fact that the developer was previously paying (or not paying) dues for the commercial units. The transfer of ownership and reconfiguration of the square footage of common areas requires the maintenance dues for Commercial properties purchased by the Association (Clubhouse, Gazebo area, and part of the boat docks) will now be spread between the owners. The purchase of these common areas required the association to obtain a \$100,000 loan, which when broken down between the owners and accounting for the square footage of each unit will come to approximately \$20 per unit for the next three years. Planning for insurance expenses will cause an additional increase as each year insurance expenses tend to increase rather than decrease. The last factor impacting dues is budgeting for the third maintenance employee. Since we rehired Keith, we have seen a distinct improvement in the maintenance of the property. Keith spends a good deal of his time overseeing major projects such as the roofing estimates and repairs, the pool deck installation, restroom repairs, F building pump, and mold and leak issues in common areas. Keith has explained to the board that he does not believe we can maintain this property with only two maintenance employees. The fact that Keith returned and was available to coordinate our staff to do the spring cleanup themselves allowed us to get far more done and eliminated the hiring of costly outside landscapers. For the moment the board agrees with Keith's assessment and recommends we retain three maintenance employees.

A reserve study was done almost three years ago, but now with the litigation complete and the Commercial properties owned by the Association (other than some boat slips which the developer plans to sell to owners), we recommend next year's board initiate and complete a reserve study. A reserve study will help evaluate what will be the needs of the Association in the future. It helps to make sure that reserve accounts are on track and indicates the remaining life left in specific areas such as the roof or pool.

Clubhouse – Bruce stated that he and Keith inspected the clubhouse. The engineered wood floors are in poor shape and need to be removed. The original Terrazzo floor underneath might be able to be restored, or new flooring may be required. Either way there will be a cost to restore the floors. The walls need some repair and need to be painted. The kitchen and bathrooms seem to be in very good condition. Bruce recommended that the Association determine the best usage for the Clubhouse, such as making it a rentable event space. Once we agree to a usage for the Clubhouse then we will need to determine a fee schedule and process by which owners and guests can rent the facility.

Gazebo – Bruce stated that Keith will continue with his repairs to the gazebo. We will need to determine the cost of extending the pool paver decking into the gazebo area.

Boat Slips and Fishing Pier- Keith will continue with his refurbishing of the fishing pier. Liability insurance for the pier and boat slips currently cost us approximately \$100 per year.

Survey – The survey of the docks, clubhouse and gazebo will cost \$2150 and will begin on Tuesday, April 22, 2014 at 9:00 a.m. and will be completed by Friday. The survey of these areas is necessary because the Exhibits in the Condo Documents are not correct. The Board agreed to pay \$2150 for the survey. Keith will be notified of the date and time of the survey. Bill will also be available if needed to help coordinate.

B-112 Mold Issue – Denise's conversation with her partner resulted in a recommendation of another mold inspector. She called Jim Greenfield to schedule the second mold inspection of unit B-112. He advised her to instead call in 3 mold remediation specialists and get their advice on what needs to be done. He also advised that any future long term leak repairs need to be addressed by a mold remediation company, not our maintenance staff. The board agreed to seek three proposals on how to address the mold remediation issue. We will work from the list of recommendations on the original mold inspection by IET. Mr. Greenfield also made some recommendations and Bruce will check Angie's List for recommendations. (Since this meeting occurred, Keith has made arrangements to meet with three companies. (Serv Pro, Premier, and 911 Restoration) on Monday, April 28<sup>th</sup>.

Perpetual Easement - Bill stated that he has advised Frank Chivas (Salt Rock Grill) that Bruce has signed the document as our President. Bill hopes to see Frank soon to obtain the signed and notarized document from him.

The meeting concluded at 6:32 p.m.