

Barefoot Beach Resort of Indian Shores Condominiums Association, Inc.

Meeting Minutes

Date – March 12, 2015

Time – 6:30 PM

Place – Clubhouse

Attendees – Bruce Bornick, Denise Reilly, Harry Artz, Paul Sottile, Kim Porte and Linda Pisano, Associa Manager.

The meeting was called to order at 6:30 PM with all Board members present. Kim made a motion to approve February 12th Meeting Minutes. Harry seconded the motion and the motion passed unanimously.

Treasurer's Report – Harry presented the January Financial statement and gave a summary of the Operating and Reserve Account Balances. January was a good month with the closing balance up (mostly because some owners pay dues in advance. He said we were off to a good start. Details are provided at the end of these Minutes.

Manager's Report – Linda met with the Fire Marshall. He stipulated that the golf cart cannot be parked inside the maintenance shed. Linda inquired about the need for a fire alarm inside the clubhouse. By code there is no requirement for a fire alarm since the building is only rated for a capacity of 300 and it is currently unoccupied.

Unfinished Business

Property Maintenance Projects

Roofing Repair and Replacement – Our roofing consultant, Gary Albritton has put our project out to bid with all bids to be submitted to Associa by March 24, 2015.

Electrical Repair C Building – We have received estimates for the electrical work required on the roof of C Building. The wiring for the fire alarm for C Building runs along the roof and must be modified in conjunction with the roof repairs.

Long Range Landscape Plan – In conversations with the landscaper Paul has gathered a lot of information which he shared with the Board by email. Most plants live 8-12 years. Many of the

non-native plants on the property have thinned out and should not be replaced. Ficus have invasive root systems and are already being removed by our maintenance staff. The Hibiscus on the property have been pruned improperly in the past which has severely hurt these plants. Many will have to be removed. Paul would like suggestions for replacing them. Philodendrons were used to hide the A/C units and many of them are doing poorly. Indian Hawthorn is draught resistant and very hardy. They are used throughout the property and we could use more of these. Juniper is not native to Florida. The landscaper recommends pulling them out now and replacing them later when we know what we want. The main boulevard into the property was designed with plants that are too large for the area; he suggests we look for something smaller to replace them. Paul recommends replacing certain plants throughout the property rather than doing the project one or two buildings at a time. Harry noted that we should have an estimate as to what we should spend per year on plant replacement so we can build it into each year's budget in addition to other landscaping expenses.

Cameras for the Pool and Boat Docks. Researching.

Committees and Special Actions

Financials – The 2014 Tax return has been completed and signed. The audit is underway and should be completed by March 31, 2015.

FDIC Insurance Limits. We want to distribute our bank funds in such a way that we are completely FDIC insured. Tom from Associa provided information on bank interest rates and Harry canvassed local banks and has made a recommendation as to how to distribute funds. Denise spoke with Haile at BB&T and will provide Harry with information she received. Denise shared that BB&T offers CDARS (Certificate of Deposit Account Registry Service) which extend the FDIC coverage limit but at a lower interest rate. CDARS are the most convenient way to access FDIC insurance on million dollar or more CD deposits and to earn CD-level rates, which often compare favorably to Treasuries and money market mutual funds. Harry will speak with Hailey at BB&T after reviewing the information. Harry wants to work towards increasing the interest earned on these funds.

Harry continues to work with Associa's accounting staff with financial tracking and categorization issues. As a result of these talks, Harry made a motion to take the air filters off the balance sheet as an asset and reassign them as an expense. Denise seconded the motion, a vote was taken and the motion passed unanimously.

Condos in arrears or foreclosure are monitored closely by our attorney and Denise. The Board receives updates by email.

Boat Slips – The Board asked Attorney Richard Zacur to send a letter to the Developer regarding the repair and maintenance of the boat slips when it was noted that oyster shells and barnacles may be damaging the pilings. Denise will research companies that can assess the situation if in fact the Developer does not address this issue.

Fire Alarm Monitoring Systems – Bruce has researched cost saving alternatives to the land line system that we currently use. He has obtained two proposals; one using cell phones and one using radios. Both are certified by the fire department and used by many other properties. The installation costs and monthly monitoring fees are roughly the same with the radio system being slightly cheaper. Either system will quickly pay for themselves in monthly savings when compared to land line costs. Both have one year warranties and both will require replacing batteries every three years. Bruce noted that cellular technology changes rapidly, which could necessitate additional investment, while radio technology will remain consistent and dependable as it has for decades.

Bruce made a motion to contract with Dart, Inc.'s radio based fire alarm monitoring system. Denise seconded the motion; a vote was taken with all in favor of the motion. The installation will take place in the April/May timeframe.

New Business

Reducing the Electricity Budget – Laundry room and pool bath light switches – Bruce has looked at two types of switches that could save on our electric costs. Switches with timers are sometimes used in these types of areas but he found that motion detector switches may work better at Barefoot. Bruce made a motion to purchase and install motion activated light switches in all laundry rooms and the pool baths. Harry seconded the motion; a vote was taken with all in favor of the motion.

Insurance Agents – Paul proposed that in light of our increasing insurance rates we shop for a different insurance agent before signing again with Bouchard Insurance. Denise noted that the key to insurance is having an agent who is experienced in identifying insurance issues that relate to a property such as ours. Our property is somewhat unique on the beach island because we have condo/hotel features (rentals as short as one day) and therefore the insurer choices are very limited. Linda and Denise both pointed out that all agents shop the same limited pool of insurance policies available to a facility such as ours. Denise and Bruce reminded us that they were on the Board when we aggressively searched for a new agent and at that time the Board determined that Bouchard Insurance was the best fit for Barefoot. We have been working with them for several years now and there is no financial advantage to change agents. Paul made a motion that we conduct a new search for an Insurance Agent to represent Barefoot Beach for our insurance coverage. Bruce seconded the motion. A vote was taken with

Paul voting in favor of the motion and four votes against the motion. The motion did not pass. Harry stated that we should revisit our business relationships after several years to be sure we are aware of the best available resources, but it may be a little early to revisit this relationship.

Financial Controls – Harry shared with the Board that we currently have several large “catch alls” in our budget. He wants to see smaller “buckets” which will allow more visibility for tracking purposes and input to 2016 budget. This can be introduced during next year’s budget planning. Harry provided a subset of the additional buckets he recommends for this year and Bruce agreed to explore with Associa. Harry suggested we review our preferred vendors every five years or so. The Board agreed.

Emergency Contact Information – Bruce proposed we consider creating a refrigerator magnet listing emergency numbers. Since many owners rent their condos, this would be useful information for owners and patrons alike.

The meeting was adjourned at 8:15 PM.

Our next Board meeting will be held at the Clubhouse on Thursday, April 9, 2015 at 6:30 PM. All owners are welcome to attend the Board Meetings.