

Barefoot Beach Resort of Indian Shores Boat Slip Association, Inc.

Board Meeting Minutes

Date – July 28, 2016

Time – 5:30 PM

Place – Clubhouse, Barefoot Beach Resort

Attendees – Bruce Bornick, Georgene Diaz, Denise Reilly, Tom Vanater, and Scott Wetmore.
Bruce called the meeting to order at 5:35 PM.

Minutes – The Board unanimously approved the July 16th Meeting Minutes.

Treasurer's Report – Starting a new Association is always financially challenging at the start. We have deposited funds from recent 2016 Boat Slip Assignments and have forecasted bills through early 2017. The Association will be able to pay its bills without any special assessments.

UNFINISHED BUSINESS

Summary of key recent activities:

- We have a complete five member Board consisting of three Boat Slip owners and two representatives from the BBR Condo Assn (as per Assn docs).
- Submerged Land Lease (SLL) – We are currently operating and using our marina based on a TUA (Temporary Use Agreement) with the State valid through December 2016. Denise continues to follow up on the status of the SLL application. The SLL was submitted to State, Department of Environmental Protection (DEP) by Ken Arsenault's office in July 2016.
- Legal – We hired Richard Zacur as the Boat Slip Association Attorney.
- Financial – We set the yearly Finance Management to the Calendar Year. We developed and approved the 2016 budget and hired Associa as our 2016-2017 Financial Management Service. We arranged for payment of the 2016/2017 insurance bills. For existing Boat Slip owners we set the Maintenance Fee collection (\$57.94) to start on 1 May 2016 (based on the existing budget). With the approval of the new budget, we set the new 2016 Budget Maintenance Fee (\$87.50) collection to start on 1 Sep 2016.

NEW BUSINESS

Utilities (Electric, Water, Garbage) – Currently there are two electric meters dedicated to the Boat Slips and no dedicated water meter. We are working with the Developer to get him to

remove his name from one of the electric meters and then get both meters placed in the Assn name. Water is integrated with the Condo Assn water meters. The Boat Slip Assn will reimburse the BBR Condo Assn for any utilities used (water and garbage). In the future we can require boat slip owners to install separate meters for both water and electric so they can be billed directly for their usage. Need to investigate making this a requirement.

Boat Lifts – Scott has some experience and contacts with companies that install Boat Lifts and will check on what information he can gather to help us understand how to properly manage the requests for boat lift installations for a private marina like ours. We need to understand the types of Boat Lifts that we can use and any limitations we may have given our current infrastructure and pending SLL. Scott pointed out that there are several rules listed in our Association documents that specify what owners can and cannot do with regard to Boat Lifts (e.g., no roofs, etc.). Not sure what the depth of the boat lift pilings should be? Need to investigate if the existing rules are sufficient.

Bruce will add a series of website pages to the Condo Assn website to share information and post reference documentation.

All agreed to adjourn the meeting at 6:28 PM.

Adjourned

The next Board Meeting TBD at the Clubhouse and available by telephone conference call.