

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

### **Partial Annual Meeting Minutes**

Date – February 16, 2017

Time – 6:30 PM

Place – Clubhouse and by teleconference at 605-475-5920, passcode 7026708#

Attendees – Bruce Bornick, Denise Reilly, Tom Vanater, and Scott Wetmore. Georgene Diaz attended via teleconference. John Laveck, our Association Financial Manager attended. Bruce called the meeting to order at 6:31 PM.

**Welcome and Introductions** – Everyone was welcomed and introduced.

**Infrastructure Concerns and Options** – As noted in the September 2016 and January 2017 Meeting Minutes we have very serious concerns about moving forward with the existing marina infrastructure. The catwalks are too short and the useful life of both the catwalks (less than 3 years) and the other pilings (less than 5 years) are inadequate. With this infrastructure we feel full replacement is the best option. The Board agreed to meet at a Special Board Meeting on 20 March to decide on a Special Assessment. John noted that a meeting notice must be sent out two weeks in advance for a meeting that plans to decide on a Special Assessment. John will handle this mailing. Scott and Denise each have been researching the costs to replace the marina infrastructure. We think we should go with composite decking and wrapped pilings to extend the age of the marina. Early estimates indicate an assessment of over \$4000 per owner will be required.

**Installing Boatlifts** – The Board all agreed that we should not approve the installation of boatlifts until we decide on replacement of the marina infrastructure.

**Understanding the mechanics of selling Boat Slips with your Condo** – Owner need to understand that it is very important to know that the sale of a boat slip along with your condo requires specific valuation for both the condo and the slip in the closing documentation. The sale of Boat Slips have a 6% fee that must be paid to the State. With the value of the slip specified at closing, this fee can be calculated. This fee is required if the boat slip is sold separately to another BBR owners as well.

**Final Annual Meeting and Elections to be held April 20th, 2017** – We have a five member Board with two members appointed from the BBR Condo Assn. For the remaining three members we currently have four boat slip owners who would like to run for the Board, therefore we must hold elections. By Florida Statute elections require a 60-day notice. John Laveck will send out the appropriate notice for our April 20<sup>th</sup> Annual Meeting and Elections.

**Owner Questions and Discussion** – Bruce has completed the initial Boat Slip Association website as a series of pages on the main BBR Condo Assn site at barefootbeachresort.org.

All agreed to adjourn the meeting at 7:18 PM. Adjourned.

The next Board Meeting will be a Special Board Meeting on 20 Mar 2017 at the Clubhouse and available by teleconference at 605-475-5920, passcode 7026708#.