

**Barefoot Beach Resort of Indian Shores Condominiums Association, Inc.**

**Board Meeting Minutes**

Date – June 19, 2017

Time – 6:30 PM

Place – Clubhouse

Attendees – Bruce Bornick, Denise Reilly, Kim Porte and Harry Artz were present. Joe Fritz attended by teleconference. Linda Pisano of Associa was present along with a few property owners and Barry Bartley of BBVR. Several owners were on the teleconference.

The meeting was called to order at 6:40 PM

Minutes – Kim made a motion to approve April 20, 2017 Minutes as they were presented on the Association website. Harry seconded the motion, the motion passed unanimously.

Manager's Report – Linda Pisano reported that the roof is leaking in the Clubhouse. Linda called Gary Albritton, our roofing consultant, to address the issue. He will arrange for a bid from several roofers and then we can determine our course of action. Although we made repairs on this roof two years ago, it was stated at the time that we would need to relook at the condition of the roof after two to three years. There is some ceiling tile staining but no water is dripping down below the ceiling tiles. Linda received a check from BBVR for \$1305.00 for boat slip rentals dating back to 2015. She has also obtained a quote for installing a gutter on the parking lot side of Building F. All the other buildings have these gutters. Denise made a motion that we hire Designer Gutters Corp. to install the gutters on Building F for the quoted price of \$2745.00. Harry seconded the motion and a vote was taken with all in favor. Linda has been coordinating to have the eaves power washed on all the buildings. It was pointed out that the paint on the eaves is showing signs of peeling. She has put a call in Lowes Painting to verify if the eaves were painted when the buildings were painted a few years back and to advise on why the eaves are peeling and how to address the potential for paint particles being power washed everywhere. Bruce requested Linda to arrange for the pool deck pavers to be cleaned and resealed in September 2017 (its been over two years since they were sealed). We will give Owners as much notice as possible. The pool will be closed for two days for this work in September.

Treasurer's Report – Harry reviewed the Treasurer's Reports for April and May that he had previously presented to the Board via e-mail. Our bank CDs that matured have been moved to banks paying higher interest rates. He and Linda will begin moving cash out of BB&T to another bank paying higher rates. These moves will net us a couple thousand extra in interest earned over time. Please see the attached Treasurer's Report for other details. Bruce made a Motion to

accept the Treasurer's Reports from April and May. Denise seconded the Motion, a vote was taken with all in favor.

### **UNFINISHED BUSINESS**

Review 2016 Financial Summary - The last few years we have contracted for a full Audit. Full Audits are only required every three years. The 2016 review we opted to do a Financial Summary Review. This was completed showing we had very accurate accounting of our funds in 2016. Harry reviewed a few key points. The report will be posted to the website.

Foreclosure Actions – Our final unresolved foreclosure action resulted in an auction purchase by a 3<sup>rd</sup> party (new owner). We currently have no delinquencies over 120 days.

Spectrum Enterprises TV/Phone/Internet Contract Proposal – Bruce made a Motion that we accept the Spectrum Enterprises contract offer pending resolution of small changes requested by our attorney, Richard Zacur, and confirmation that the Spectrum Enterprise references provide validating information that Spectrum Enterprises provides the kind of quality service we are looking for in a multi-year TV/Phone/Internet contract. Harry seconded the Motion, a vote was taken with all in favor. See attached details about the TV/Phone/Internet contract.

### **2017 Ongoing Projects Update**

- Clubhouse Renovation Status – we still need to finalize a few details regarding the rules, signage and security monitoring. We will be replacing the dishwasher, making decisions regarding the roof and painting/replacing the ceiling tiles. We will be reinstating our refrigerator magnet plan to address Clubhouse information for our guests and owners.
- Pole Lamp Replacement – no further information
- Picnic Areas and Grills – we will proceed with this work prior to any major landscaping.
- Our maintenance staff has worked hard resolve issues with dirty pool furniture. We are replacing some furniture that has gone beyond it useful life.

### **NEW BUSINESS**

Insurance Renewal Review – We asked David Mohns, Bouchard Insurance, to present this year's insurance options. He currently has a quote (all but the Flood portion which renews in August) that is very close to last year's figure. He hopes to receive one more quote prior to July 25, 2017 when we must renew. Bouchard shops our property with many companies each year. Our property's age and location on a Florida barrier island are key factors in limiting our choice of insurers. In general there are limited insurers willing to take the risk in providing coverage here in Florida. The Board agreed to meet again on July 17, 2017 to allow time to consider the additional quote before making a final decision.

Landscape Plan Review and Phasing Options – The Board walked the property prior to the Board Meeting to familiarize themselves with the options being considered for both the short-

term landscape replacements and a long-term landscape plan. The Board has decided to move away from the application of Hibiscus trees in many locations where they block views or walkways. In some cases we will use Bird of Paradise, but in general the new long-term landscape plan (provided by our CMS landscaper) calls for lower plants that are more appropriate for our soil, do not block views, and are easier to maintain. See pictures of plants below. We will design a multi-year budget plan in the near future to address the implementation of this long-term plan. The Board agreed to contract with Murray (Harry's recommended landscape contractor that has provided work for us in the past) as we did last year. We are spending just shy of \$5000 for plants, labor, and irrigation changes at this time. He will be trimming and fertilizing the remaining healthy Hibiscus and replacing a few trees in select locations. Harry and Kim will be walking the property again in late July with Murray to discuss monthly monitoring, pruning and or replacing dead or dying plants as needed.

Pest Control Program – Mr. Geiger met with the Board to discuss the termite work that had previously been done on the property. Geiger Pest has been performing our general pest control, they have not previously been involved with our termite protection. We are evaluating options since we are approaching our renewal of our termite contract.

Selling Association Owned Boat Slips – Time did not allow for this discussion. We will add this to next month's meeting agenda.

Bruce made a motion to adjourn the meeting, Kim seconded the motion, and all agreed to adjourn at 8:00 PM.

Bruce informed those present that a Council representative (Mike Hackerson) from the town of Indian Shores met with him to inform Barefoot Beach about the 3 month Indian Shores Town Landscaping and Beautification project that will begin on Gulf Blvd in August 2017. A host of very attractive trees and plants will fill the street where there is regular flooding in front of Barefoot. Although a few tow parking spaces will be lost, the plan should significantly enhance the area along the road in front of our property. This project is installing plants up and down Gulf Blvd throughout the town.

Our next Board Meeting will be held on Monday, July 17, 2017 at 6:30 PM at the Clubhouse.

## **2018-2022 Barefoot Beach TV/Phone/Internet Services Contract**

### **BACKGROUND – BAREFOOT BEACH RESORT (BBR) TV/PHONE/INTERNET SERVICES**

- During the 2004-2005 Condo Conversion the BBR Developers hired Spectrum to wire BBR for TV/Phone/Internet services across six buildings for 102 1BR condos, 61 2BR condos, 1 studio condo, and 1 Rental Office, plus the Pool and Clubhouse using RG59 coax cabling. There was no network or traditional phone cabling installed. In the condos there are coax outlets in the kitchen, living room, bedrooms, and sunroom.
- The BBR Condo Association owns the coax cabling inside all the BBR buildings. Spectrum owns the cabling infrastructure that connects the buildings and the connection from Gulf Blvd into the D building communications room.
- The BBR Condo Association made several attempts to negotiate TV/Phone/Internet deals over the last five years with limited success. The communication services technology market has now evolved enough that there are many viable services providers. As a result we have been able to enter into detailed services discussions with several companies during 2017.
- Over 90% of BBR owners rent out their condos for all or part of the year making a standard TV/Phone/Internet contract attractive for most owners.

### **PRESENT DAY BBR TV/PHONE/INTERNET SERVICES**

- Owners have individual retail TV/Phone/Internet services, mostly with Spectrum, and pay an average cost of \$140/mo
- 99% of BBR owners have Spectrum TV service
- 97% have Spectrum internet service (most use a wireless router for WIFI)
- 90% have telephone service (7% Internet phone, 83% Spectrum phone)
- The BBR Condo Association pays for Spectrum internet service at the Pool and Clubhouse

### **BBR TV/PHONE/INTERNET SERVICES STARTING 1 JAN 2018**

- Your BBR Condo Association has negotiated a five year TV/Phone/Internet services contract with Spectrum Enterprise, the hospitality services division of Spectrum
- All condos will receive the same TV/Phone/Internet services for a reduced price
- The BBR Condo Association will pay the monthly TV/Phone/Internet services fee to Spectrum Enterprise. Owners will no longer pay TV/Phone/Internet services bills directly to Spectrum or other vendors. These services will be included in the Monthly Condo Maintenance Fee. Owners can expect their Maintenance Fee to increase by about \$70. This represents a savings of approximately \$70 per owner per month for five years (approximately a \$4200 savings).
- The TV/Phone/Internet services include HD-quality digital TV service directly from the coax cable outlets in the condo. There is no set-top box required for the TVs.
- The secure wireless service provides a total of 1 Gbps for all of BBR. Residents will access WIFI via Wireless Access Points (WAPs). One WAP will be mounted in each condo. When a user accesses the WIFI with a wireless device the initial bandwidth is 10 Mbps, which scales up to use additional available capacity as needed. Service is continuous throughout the BBR property allowing users to walk the property and maintain a WIFI connection.
- Each condo will receive a Telephone that uses a hosted phone network. Phone service is unlimited for the US and Canada. Enhanced 911 services are fully supported. This phone network also includes battery backup and cellular backup in case of a power outage.
- Only 1 wall plate (i.e. the plate on the kitchen wall) will be active for the hosted voice system,

which means if an owner would like phones to be placed in other locations (e.g., bedrooms, living rooms, etc.) we recommend using a phone with a base station and expandable handsets. Owners will be on their own to procure these types of multi-phone systems.

- Spectrum will provide responsive, high quality maintenance service throughout the multi-year contract. Our BBR Property Manager, Linda Pisano, will be our primary interface with Spectrum Enterprise. Maintenance issue response time is 4 hours 24/7/365.
- Owners or Guests will NOT be able to order additional services nor charge anything to the Association TV/Phone/Internet account. Residents may access their own internet-based service, such as Netflix, Hulu, Amazon Prime, etc. A Smart TV (one that connects wirelessly to the internet) is required to access these types of services.
- The only equipment to be installed in condos will be a Wireless Access Point (WAP) mounted on a wall and a phone. There will be no cable boxes or DVRs provided. Owners may connect a DVR of their own choosing. There will be no “wired” Internet connectivity, only wireless.
- There will be no ability for an owner to procure separate or additional TV/Phone/Internet services. Each condo must use the Association provided TV/Phone/Internet services and cannot opt out of the service.
- Some older TVs may not function properly with this digital HD TV network. Some owners may find that they may need to replace some TVs.
- The TV service will provide a representative TV channel listing such as: Local channels (ABC, NBC, CBS, FOX), WUSF, WEDU, Bay News 9, C-SPAN, NASA, Weather, HLN, CNN, CNBC, MSNBC, Bloomberg, FOX News, BBC, ESPN, ESPN2, ESPN CL, ESPN News, BHN Sports, FOX Sports, Golf, FSN, GOL TV, NBC Sports, CBS Sports, NFL Network, NHL, Tennis, MLB, NBA, BELN Sports, SEC Network, Disney Jr, Disney, Cartoon, Nick, ABC Family, BET, Animal Planet, Discovery, TLC, Food Network, Hallmark, HGTV, Lifetime, Oxygen, OWN, Travel, Net Geo, History, AE, E TV, Bravo, TBS, TNT, USA, AMC, Universal, Velocity, Comedy, SYFY, FX, InfoMas, WVEA, WRMD TE, WFTT TE, The Movie Channel, Lifetime Movie Channel, Hallmark Movie Channel, HBO, VH1, MTV.

#### **WHAT WILL HAPPEN BETWEEN NOW AND JANUARY 2018**

- Fall 2017 Spectrum will install a fiber infrastructure between buildings to support high-speed services. Inside buildings they will run network cable (CAT6) and coax (RG6) as required.
- Spectrum will transition each condo to the new service in the December 2017 or January 2018 timeframe. There will be no gap in services. The Spectrum Project Management team will work with each condo to make the transition smooth and seamless.
- **Spectrum Offer... see details posted to the Barefoot Beach Website under ARCHIVE...PROJECTS.**

## Long Range Landscape Plan Plants



Podocarpus



Minima Jasmine



Croton



Jatropha Tree



Green Island Ficus



Bird of Paradise



Carissa Emerald Star

## Barefoot Beach Resort Treasurer's Report April – May 2017

### Summary of Operating and Reserve Account Balances

Month	May	April	March	February	January
Operating Cash	52,273.42	24,527.47	24,107.76	(4,726.01)	(5,541.47)
Operating Funds Balance	141,374.16	85,404.21	93,976.50	61,341.73	78,904.77
Owed to Reserves	89,100.74	60,876.74	69,868.74	66,067.74	84,446.24
Prepaid Owner Maintenance Fees	34,250.44	29,216.58	34,769.21	27,860.02	35,430.55
Reserve Funds Balance:	680,174.91	663,847.27	657,379.81	649,744.88	650,561.54
Unallocated Interest in Reserves	12,992.54	12,672.90	8,488.17	9,841.24	9,837.61
Month Net Income / (Loss)	6,588.13	2,412.68	5,031.86	4,616.36	(7,043.48)
YTD Net Income (Loss)	11,605.55	5,017.42	2,604.74	(2,427.12)	(7,043.48)
Prior Year Funds	112,383.97	112,383.97	112,383.97	112,383.97	112,383.97
Delinquency Report Owed* Total	10,298.87	9,719.66	13,806.90	11,083.14	11,417.45
Delinquency Report Owed* >120 days	5,572.19	5,175.18	5,886.60	5,034.26	6,601.48

\* Delinquency Report is net of owner maintenance fees owed less any rental income. It does not reflect additional legal fees owner may owe.

Month	February	January	December
Line of Credit Outstanding	0	0	0
Other Loans <i>(no other loans at this time)</i>	0	0	0

### Monthly Financial Statements

- Financial review by our auditor completed. Only 1 adjustment required for income tax payment.
- January check to lower reserves not cashed \$37,216, cancelled and monies noted back in operating, and increased owed to reserves. Check recut – owed to reserves will be \$51,884.74.
- Balanced owed to reserves should slowly move towards \$0, pending new reserve expenditures and is now an accounting and bank transfer timing issue, provided adequate funds are available and maintaining a \$50-75k bank account operating funds balance. \$25k moved in May.
- Linda has/will be moving some funds from low interest bearing Bank accounts as follows –
  - Move \$100,000 funds from BB&T, \$50,00 each to USAmeribank and Everbank.
  - Put monthly reserve funds directly into BB&T and use this account to write reserve expenditures.
  - When BB&T reaches \$100,000, move \$50,000 to higher interest bank, after discussion to ensure we do not exceed FDIC limits
- CD matured and placed in Bank United.
- We now have \$12,992.54 in unallocated interest in reserves.

### YTD Financial Statements

- Financials tracking more positive to budget for 1<sup>st</sup> 5 months, with YTD underrun of \$11,605.55.

### Discussion

- Audit review