

Board Meeting Minutes

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Date – July 14, 2014

Time – 5:30 pm

Place – Barefoot Beach Vacation Rentals Office

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

Owners also in attendance – Larilyn Pittman B205

Presenters - Bill Stitt of Bouchard Insurance and Gary Ciak of Aqualinc

The meeting was called to order at 5:30 p.m. Gary made a motion to approve the Minutes of the June 16th Board Meeting. Bruce seconded the motion. Discussion was called for, however no discussion was needed. A vote was taken and the Minutes were approved unanimously.

Barefoot Beach Resort Website - The new website has been changed to allow password access by owners to minutes, financials, condo docs and completed projects. The new password is:

3arefoot3each!

Please use this site as the best method for up to date information about Barefoot Beach.

Owners should place the following URL in their browser (IE, Safari, Chrome, or Firefox) address box: <http://barefootbeachresort.org>

Barefoot Beach Owner Email Address – So the Board can notify you of key Barefoot Beach activities or items of interest via email please email the board at bbcaboard@barefootbeachresort.org and provide us with your current email address. Please include your name and unit number in your email. Thank You! NOTE: YOUR EMAIL ADDRESS WILL REMAIN CONFIDENTIAL AND WILL NOT BE PROVIDED TO OTHER OWNERS OR 3RD PARTIES.

Paperless Delivery – We can save money by moving to electronic delivery of most documents. Our new management company will be formulating a paperless delivery proposal for Barefoot Beach Resort owners. We will offer electronic delivery of certain documents or you can continue to receive paper mailings, it is your choice. Look for future announcements.

Property Maintenance and Projects

Indian Shores Intracoastal Drainage Filters – Still waiting to hear from the Town on this issue.

Clubhouse Repairs – We will begin a no cost assessment of the clubhouse basic repair needs once BBVR vacates the building.

Sealing Pool Deck Pavers – We plan to schedule the pool deck sealing for the September 2014 timeframe when occupancy levels are usually low.

Pavers for the Gazebo – At some point in the future we plan to install pavers in the Gazebo area. The cost will be approximately \$10,000.

Roofing Assessments, Estimates and Repairs – Delayed a final decision on roofing work until after new association management company starts September 1st, 2014.

Committees and Special Actions

New Association Management Company – We have contacted numerous association management companies operating here in Pinellas County and after initial reviews we invited five companies (Associa, First Service, KWPMC, RPM, and TRS) to compete to be our new association management company. The Board evaluated their proposals and received a 50-minute in-person oral presentation from each company on June 30th. We down-selected to two companies, Associa and TRS, who best met Barefoot Beach requirements. Bruce and Denise checked references for Associa and TRS respectively and reported back to the Board via email. At today's meeting Bruce asked for final discussion of the two companies. Several points were made about the pros and cons of each and then Gary stated that after lengthy interviews, vetting and research it is time to vote. The Board voted unanimously to move forward with a standard one-year contract with Associa Gulf Coast whose corporate offices are located in St. Petersburg. Denise will contact them and make arrangements for the contract to be signed. Associa will begin their transition with RVA immediately and will officially start on September 1st, 2014. **NOTE: Owners, you will begin to see official mailings from Linda Pisano of Associa who has been assigned to be our new association manager.** As part of this action we need to establish an Association address such as a P.O. Box. Currently we use our current association management company address. Once we establish a new address, we need to update the BBKA property deeds to reflect the address change.

Insurance Renewals – Our Insurance agent Bill Stitt attended today's meeting and summarized the renewals of our insurance policies and the finance agreement for their monthly payment. We found very little change in our total premium over last year. There were increases in some areas and decreases in others. The agreement calls for a \$58,975.00 down payment (20% down) and 10 monthly installments of \$24,063.00 each. This is how we normally pay for our insurance bill. Bill made a motion that we approve the renewal of the insurance policies and the corresponding financing agreement as presented by Bill Stitt of Bouchard Insurance. Denise seconded the motion and a vote was called for. The vote was unanimous in favor of the motion.

Boat Slips – We sent a Boat Slip Update letter to owners along with the June 16th Minutes. We had a few signs made and placed them on the boat slips to let boaters know that they can no longer dock their boats at Barefoot Beach overnight without renting a slip. The BBVR rental office on property is providing the administrative support for boat slip rentals. We had two boats that rented slips over the July 4th holiday. We are still waiting to hear from the Developer, Steve Gianfilippo, as to when and how he plans to market and sell his boat slips to our owners. When he does decide to sell, he will most likely establish a separate Barefoot Beach Resort Boat Slip Association to manage all the requirements of boat slip ownership. Utility and dues payments, signage, boat lifts and other policies, such as liveaboards, are some of the issues that would be addressed by the Boat Slip Association. We are developing Boat Slip Policy, Rules and Regulation documents that will function in concert with the Boat Slip Association. We are working with the electric company and water company to determine how best to install meters for each slip so we can properly charge the Boat Slip Association for any utilities they use.

Denise reported that the deeds for the boat docks, fishing pier and the clubhouse, have not yet been recorded as of the writing of these minutes. All of these issues need to be resolved before slips go up for sale.

Management of BBCA Titled Condos – We are coordinating with Florida Lifestyles to take over leasing the two units that are titled to BBCA starting September 1st, 2014.

Clubhouse Usage – Please visit the website for more information and to make any suggestions for ways to use our clubhouse.

ADA Compliance – Gary Ciak of Aqualinc made a presentation of his ADA compliant handicap pool lift. Aqualinc sells portable lifts that meet ADA specifications. After examining our pool specifications he suggested a chair from his Splash series. He stated that he has installed similar units at the St. Petersburg Recreation Center and at the Bilmar Hotel. The cost for this pool lift and installation is less than \$10,000. We will seek advice from our new management company for more information and how to budget for ADA compliance.

2014-2015 BBCA Board Elections – Any owners interested in participating as a Board Member for the Barefoot Beach Condominium Association, please think about running for the Board. It is a very interesting and rewarding role that can contribute to the success of Barefoot Beach Resort ownership. Details about how to submit your nomination for the Board will be announced in early September.

The meeting concluded at 6:50 p.m.

The next Board Meeting will be held at the Barefoot Beach Resort Clubhouse on Monday, August 14th at 5:30 PM. All future board meetings will be held on the 2nd Thursday of the month. All owners are welcome to attend board meetings. Also, owners can call into Board Meetings via the teleconference number at 605-475-5920, pass code 7026708#.