

Barefoot Beach Resort of Indian Shores Condominium Association, Inc.

Board of Directors Meeting

Date – January 8, 2015

Time – Called to Order at 6:33 PM

Place – Barefoot Beach Resort Clubhouse, 19417 Gulf Blvd, Indian Shores, FL 33785

Attendees – Bruce Bornick, Denise Reilly, Paul Sottile, Kim Porte (Board Member Harry Artz was traveling and not available)

Also in attendance – Linda Pisano – Associa Manager, and owners Susan & Andy Moyers C-104 and Steve and Nancy Triplett D-102

Bruce made a motion to approve the final version of the December 11, 2014 Board Meeting Minutes. Kim seconded the motion, a vote was taken and all Board members present voted to approve the minutes.

Treasurer's Report – Bruce reported in Harry's absence that due to the year-end we will not have all of the December financials data until next month's meeting. This is a normal to allow all the previous year's bills to clear before closing out financials for the year so we can complete summary statistics typical in the end of year monthly report.

Manager's Report – BB&T Bank took title of B-210 and we should soon hear if the unit will go to auction or be placed on the market for sale. Once the unit is sold the Association will then collect a year's worth of monthly dues or 2% of the original loan amount, whichever is less. A similar administrative action for E207 is ongoing.

UNFINISHED BUSINESS

Property Maintenance and Projects

Cameras for the Pool and Boat Dock Areas – We are still researching options. This action will be pushed to a future meeting.

New Pool Signage – Linda reported that the signs are ready. They will be picked up on January 13th and installed by the maintenance staff.

New Plantings for East End of Entryway Median – Bruce received a proposal from our landscaper to replant this area. He asked them to please submit another proposal with less expensive plantings and to include diagrams of what they propose and why they are recommending those plants. Paul would like us to look at more areas throughout the property. He feels we need to do more planning, not piecemeal repairs. Linda suggested Paul walk the property with the landscaper and point out the areas of concern such as a protruding rebar left in place after a tree was removed. Bruce stated that a more extensive

landscaping project would have to be planned out and budgeted for in 2016. Paul agreed to take on this project.

Owners Steve and Nancy Triplett mentioned the walkway to the beach is overgrown with bushes hanging over the walkway making it difficult to walk the path. Bruce reminded them that this was public property and that we would in fact have to contact the city or the neighboring Condo Associations caring for the landscaping along the pathway. We cannot send our landscapers or maintenance staff there to trim. Linda will investigate.

BBR Condo Association/Owner Q&A Sheet – Many owners have questions about the interpretation of the condo docs as they impact Association and Owner maintenance boundaries. Bruce has drafted a document that addresses many of the questions owners need answered. He has discussed several key issues with our Attorney (who has experience representing over 400 Condo Associations) to be sure we are interpreting the statutes and legal jargon correctly. Bruce committed to having a draft available for the Board's review by January 31st with the goal of getting the Q&A Sheet to the owners in February. It will clarify responsibilities surrounding items such as plumbing, patios, doors, windows, screens, and A/C filters as well as provide as basic info every owner should have. We hope owners find it helpful.

Committees and Special Actions

Monthly Financials – December Actuals will be coming later as stated in the Treasurer's Report above.

Roofing – Bruce stated that the roofs are 10 years old with the exception of the clubhouse which is older. Many of the roofs need to be refurbished and some need to be replaced. We have hired a roofing consultant (Albritton and Associates) to examine the roofs and they have submitted their findings. Paul made a motion that we proceed with the consultant's recommendations and hire them to oversee the project as it is put out to bid to their specifications. Denise seconded the motion. A vote was taken and passed unanimously. We have over \$500,000 in roofing reserves to pay for roofing replacement and repairs.

Parking Policy Review – Paul reminded us that a previous Board approved allowing an owner to park two scooters in one parking space. He proposed we amend our parking policy to state that scooters should be positioned at the top of a parking spot so that any vehicle can park behind it and still allow the scooter to drive away. Paul also proposed that we include wording to state that all vehicles must have a current valid registration if parked at Barefoot. Linda pointed out that the parking policy also needs to be changed to reflect the replacement fee for lost/stolen parking passes is now \$25.

Indian Shores Drainage Filters – Cleaning responsibility is to be discussed in a future meeting.

Request for Exception to Pet Policy (Medical Justification) – Bruce is working on a draft to present to the Board at a future meeting.

Boat Slip Assignments – The Submerged Land Lease was approved. We are still discussing the issue regarding who should form the Boat Slip Association with the Developer. We believe the Developer should form and manage this association until such time that he sells all the Boat Slip Assignments. The

Developer has proposed a breakout of costs for the future Boat Slip Assignment Owners. We may need to meet with Attorneys present to finalize the discussion of these remaining issues:

Budget – Denise passed out a proposed budget that she received from the Developer. The Developer wants the Association to be involved because we will be overseeing the slips once they are all sold. Our Attorney, Richard Zacur would like the Board to review the budget and all other documents he has provided us.

Meters – Denise has been involved with multiple discussions regarding electric and water meters. The Developer believes that the meters on the slips will be sufficient. Denise noted that the meters are not Duke Energy meters and so will not be read by them. Someone in the Association would have to read them and administer them for usage and billing. The water meters are not set up for individual billing. Bottom line...
We may have to charge an estimated amount which would then be adjusted each year with the new budget based on actual results from the prior year.

Insurance – Liability Insurance will be required and is easily purchased. Property Insurance is not required (or available) for boat slips in the State of Florida. Denise recommends the Boat Slip Association consider building a reserve fund through monthly Association fees to help cover repairs or replacement costs. There is a line item for a reserve fund to cover repair/replacement in the Developer's proposed boat slip Association budget.

NEW BUSINESS

Committee Discussion – Proposal for board members or owners (with board member liaison) to lead committees on specific areas such as buildings, pool, policy and rules, grounds, etc. – Pushed forward to a future meeting.

Create a Document Storage Policy – Pushed forward to future meeting.

Electricity Usage Audit – Pushed forward to future meeting.

Comments from Owners Present

The owners present have heard many positive comments about the pool area and pool bathrooms and felt it was money well spent. The Board appreciated the positive feedback.

The Triplets expressed concern about bed bugs being found recently in the unit next to theirs by the people who have been renting that unit for the past few weeks. That unit has been treated at the owner's expense. The Triplets asked if the dog bed bug quarterly visit could be moved up from February to assure that surrounding units were not affected as well. The Triplets are currently staying in their unit and do not report seeing any bed bugs. After some discussion it was decided that Linda would call and see if this was possible.

Paul moved that we adjourn the meeting, Bruce seconded the motion all agreed and the meeting was adjourned at 7:35 PM.