

Barefoot Beach Resort of Indian Shores Condominiums Association, Inc.

Board Meeting

Date – March 17, 2016

Time – 6:30 PM

Place - Clubhouse

Attendees – Bruce Bornick and Denise Reilly with Kim Porte, Eric Olsen and Harry Artz attending by teleconference. Also present was Linda Pisano, Associa Manager, Bill Priakos and Barry Bartley of BBVR and several condo owners in person and on the phone.

The meeting was called to order at 6:34 PM

Manager's Report- Linda stated that she would be obtaining bids for sealing the parking lot this summer. Bids are also being obtained for treating the Coconut Palms, which have contracted white fly disease. She further stated that approximately twenty items on a maintenance check list supplied by Bruce had been addressed and the maintenance staff completed the all tasks.

Treasurer's Report – Harry reported on January and February 2016 monthly financial figures (attached below). The Reserve Fund balance is up and net income is positive. Insurance is tracking higher than budgeted. We had assumed insurance would go down with the new roofs and it did drop some. The tax return is complete and the audit should be completed by April.

Bruce made a motion to accept the Treasurer's Report as it was presented. Denise seconded, and a vote was taken, the motion passed to accept the report.

Boat Slips – In an effort to get the Boat Slips sold and avoid any future required Boat Slip payments to the Developer (as per the 2014 Settlement) Bruce negotiated a discount Boat Slip sale price with the Developer of \$11,500 plus closing fees per slip. The list price is \$20,000. The deal requires that we buy all the Boat Slips and assist the Developer in the completion of the Submerged Land Lease. Bruce, Denise and our attorney are actively working with the developer and his attorney to finalize the Submerged Land Lease. Bruce reported that as of this meeting, 12 owners have wired full price deposits for 12 of the 15 remaining Boat Slips. We are still hoping 3 more owners will decide to buy a slip. If not, the Condo Assn is considering purchasing the final few slips to complete the deal, remove the Developer from the Boat Slip Assn, and allow the Boat Slip Assn to begin conducting business. There are lots of management decisions and maintenance related actions required. If the Condo Assn buys any Boat Slips, we will immediately put them up for sale to the owners and recover the funds spent.

Storage Room Rental – Barefoot Beach Vacation Rentals, the onsite rental company owned by Bill and Kathy Priakos, would like to renew their leases on 4 storage rooms located in the lower level of the A, C, D, and E buildings for an additional 5 years at the current rate of \$100/per month for each unit, with two extensions for a total of 15 years. This request was discussed openly, concerns of all parties were addressed. Erik Olsen made a motion to renew the 4 leases with BBVR for a period of 5 years at \$100 per storage unit per month, with one extension for 5 additional years at which time the price could be renegotiated/increased up to \$125 per month each. Harry seconded the motion, a vote was taken with Harry abstaining, Erik voting no and the remaining Board members voting in favor, the motion passed. Our attorney will review these terms and facilitate the signing of these leases. We will be reminding owners on the website that the remaining storage rooms are still available for rent at \$100 per month for periods from 1-5 years.

Clubhouse – BBVR's perpetual lease with us for storage in the Clubhouse should be ending soon as they will be moving to the structure located on Salt Rocks Grill's property. Bill will keep us informed as he receives more information.

Ramp Located on Property Line Shared with Salt Rock Grill – Bruce made a motion to allow the ramp to remain in place with BBVR to install and pay for a fence and gate consistent with our existing fence. Harry seconded the motion, a vote was taken with all in favor.

Laundry – It appears that the machines have been replaced with one set per laundry room rather than the two sets we were expecting. It appears that the company is upholding their contractual obligations. We are talking with them and trying to come up with a solution.

Commercial Property Appraisal – The clubhouse has been appraised for market value for rental purposes. The entire property, including the clubhouse and association owned boat docks and fishing pier have been re-appraised for insurance purposes. A large discrepancy in the value of the clubhouse has been discovered, causing us to have been significantly overcharged for coverage due to this valuation. We are filing a complaint with the State against the previous appraiser.

Bruce made a motion to adjourn the meeting, Kim seconded the motion, and all agreed to adjourn at 7:50 PM.

**Barefoot Beach Resort
Treasurer's Report
January - February, 2016**

Summary Of Operating And Reserve Account Balances

	February	January	December
	Balance	Balance	Balance
Operating cash	38,384.30	49,774.84	29,581.94
Prepaid Owner Maintenance Fees	34,009.08	35,651.12	24,036.40
Reserve Funds Balance:	631,931.66	610,085.82	589,677.15
Unallocated interest in reserves	46,920.00	46,912.15	46,901.49
Month Net Income / (Loss)	638.41	1,256.40	(7,537.70)
YTD Net Income (Loss)	1878.81	1,256.40	39,549.50
Prior Year Funds	123,549.42	127,716.42	127,716.42
Delinquency Report Owed Total	21728.80	15,154.18	17,354.42
Delinquency Report Owed >120 days	9,313.64	8,523.93	(3 accounts)
Line of Credit Outstanding	0	0	(5,000.00)
Developer Loan Outstanding (4.25%)	0	0	

Monthly Financial Statements

1. new owners added to over 30 day with balances increasing report by \$6k per Denise all accounted for.
2. Received \$6,193 in legal reimbursements.
3. We built \$25,000 of prior year funds into 2016 budget to offset maintenance fees. Has now been applied for January and February
4. Insurance tracking higher than budget due to budgeted amount.
5. General repair exceeded budget due to purchase of some pool furniture.

YTD Financial Statements

1. Nothing significant of note.

2016 Discussion

1. Income Tax Return Completed.
2. Audit in Progress expected in April