

Barefoot Beach Resort of Indian Shores Condominiums Association, Inc.

Special Board Meeting Minutes

Date – April 7, 2016

Time – 6:30 PM

Place – Teleconference

Attendees – Bruce Bornick, Denise Reilly, Kim Porte, Eric Olsen and Harry Artz all by teleconference. Also present by teleconference were Linda Pisano – Associa Manager and several property owners.

The meeting was called to order at 6:34 p.m. The Board received via email the Minutes of the February 8, 2016 and March 17, 2016 Board Meetings. Bruce made a motion that the minutes be accepted, Harry seconded the motion and all agreed to accept the Minutes as presented.

Manager's Report – Linda reported that a Havertys furniture delivery truck smashed a storm drain. It was witnessed and reported to Linda by Mark and Mario. She has been in contact with Havertys who agreed to pay for the damage. She is arranging for the repairs. Coconut Palms on the property have been injected for White Fly infestation and the company will monitor them for results and reinject if necessary. Building E has had its annual termite inspection and the renewal contract is in place. The other buildings will be inspected and renewed at their appropriate renewal times.

Unfinished Business

Boat Slip Assignment/Purchase Agreements - Fifteen boat slips remain in the Developers hands, twelve owners have wired funds (in escrow with Attorney Ken Arsenault). The BBRCA will be the holder of the State-approved Submerged Land Lease once it is finalized. The Developer is responsible for coordinating and paying for the land lease and obtaining proper documentation from the State. The Developer has not completed the land lease process but with the help of his Attorney, Ken Arsenault, he is close to completion.

The arrangement that Bruce has been able to negotiate with the Developer calls for all fifteen slips to be purchased at a discount price. If the Association and BBR Owners do not purchase all 15 remaining slips, then the deal is off. Until all of the boat slips are sold the Developer remains in charge of the Boat Slip Association. Bruce made a motion that BBRCA purchase the last three boat slips to support and facilitate the completion of the discount deal and in effect remove the Developer from the Boat Slip Association. The motion includes agreement that all five of the

BBRCA owned boat slips would then be put up for sale at a price that would recoup monies spent. Denise seconded the motion, a vote was taken and all were in favor of the motion.

Laundry Room – The Board is not pleased with the implementation of the laundry room contract. The owner has proposed that he add one additional dryer to each room as he states it takes longer to dry clothes than to wash them. The Board is opposed to accepting this and is going to speak again with them and to our attorney. The Board and owners that have commented feel strongly that two washers and two dryers in each laundry room are needed and were expected.

Action to Address Obstructed Views by Plants and Trees – The alteration form will be put on the BBRCA website and is attached here for owner convenience.

New Business

Insurance – Our insurance company has reviewed our insurance appraisal. They agreed that the value of the clubhouse has come down, but the value of the other structures has risen. It is not possible to revalue one part of the agreement without revaluing the entire property, which could mean an increase in price to us rather than a credit. An insurance appraisal is required every three years and the appraisal we just conducted in February will be used at the time of our annual renewal this summer. Denise proposed that she invite our Bouchard Insurance representative to attend and explain all our insurance at our May board meeting and the Board agreed.

Bruce made a motion to adjourn the meeting, Kim seconded and all agreed to adjourn the meeting at 7:35 p.m.



Barefoot Beach Resort Condo Association

Alteration Application

Date: _____

Owner's Name: _____

Unit Number: _____

Phone: _____

E-mail: _____

Describe the type of alteration in detail including materials (wood, steel, aluminum, and colors, and textures):

If more space is required, add to the bottom of the form and add attachments as needed.

Purpose: Alteration for replacement of Patio surface (ground floor units only), Windows, Doors, or installation of Hurricane Shutters must be approved by the Barefoot Beach Resort Condo Association Board. Any Alteration, which occurs outside the exterior walls of the buildings, may not change the structural integrity of the unit or its outer appearance.

Please allow 7 days for approval by the Association Board. If applicable, a copy of the building permit must be received by the Board before construction begins.

A. Request to replace or modify Patio Floor. Changes to the patio floor must meet all City and County Building Codes, BBR color requirements, and requires approval of the Board

B. Request to replace Window(s). Broken glass replacement does not require Board approval. Window replacement requires structural building and electrical permits, must meet all City and County building codes, and requires approval of the Board. Owner is required to have a detailed architectural-type drawing included with the application and a material list. Window framing must match existing BBR style.

C. Request to replace Outer Door(s). Outer Door replacement requires structural building and electrical permits, must meet all City and County building codes, and requires approval of the Board. Owner is required to have a detailed architectural-type drawing included with the application and a material list. Door and door framing must match existing BBR style.

D. Request for installation of Hurricane Shutters. Owners may install Hurricane Shutters, which requires structural building and electrical permits, must meet all City and County building codes, and requires approval of the Board. Owner is required to have a detailed architectural-type drawing included with the application and a material list. Hurricane Shutters must match existing BBR style.

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Board of Directors shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance.

The Unit Owner is responsible for any damage or unauthorized alterations to the building.

Owner's Signature: _____

Date: _____

Board Review:

Approved _____

Disapproved _____

Board Signature: _____

Date: _____

Additional Instructions to Owner or Reason for Disapproval: