



Board Minutes

May 30, 2023

6:30 PM

Zoom Meeting

President Paul Bradley called the meeting to order at 6:30 PM

Board Members in Attendance: Paul Bradley, Margie Cyr, Kerry Hall, Jerry Kafka, Holly Fluty Dempsey, Ron Thomas, Don Deraska, Nora Alter, Bob Wood, Cathy McCallister (Solutions), Donna Hugues (Solutions)

Community Members: George Rayburn, Greg Pichler, Jerome Raphael, Dave Wieking, Jeff Sella, Joe Woolman, Chuck Taylor, Marty Shecter, Judy Bennett, Kate Munteer, Nancy Glasgow, Jim Youniss, Virginia Liddle, Howard Gruenspecht, Susan Hillebrecht, Rachel Forman-Laman, Val Peizer

Paul moved and Bob seconded that recording of any type of the meeting except for the Board initiated Zoom recording is not allowed. All were in favor.

Meeting Minutes:

- Paul moved and Ron seconded approval of the March 23, 2023 Board meeting minutes. All were in favor.

Property Manager's Report:

Cathy McCallister (Solutions) Property Manager's Report was provided to the Board. She stated that the team was getting up to speed with the community and the role as Property Manager. She had met with the Community Facilities and Beach Patrol Committee Chairs to setup payroll and establish procedures going forward. She had received a few calls regarding the packet pickup and spend considerable time working with Republic to clarify trash pickups for the community. Jerry inquired about the collection rate of the assessment which she stated that ~ 54% of the assessments had been collected by the time of the meeting.

President's Report: No formal report provided. President's comments would be provided for each agenda item.

Treasurer's Report: Financial reports provided for the first month of the fiscal year. Not much activity but wanted to point out that all monies had been transferred to the new accounts setup with Solutions. Additionally, the information for the fiscal year ended March 31, 2023 had been sent to the CPA firm with a targeted completion date of mid-August for the compilation report. A new detailed budget needs to be established for management reporting

purposes and will be done in the next 4-6 weeks.

Committee Reports: Written reports were provided with the following additional comments:

- Community Facilities – Ron stated that he has been working with Donna on getting permits for the installation of the new median signs. At this point, that will likely take place after the summer season.
- Social Committee – Kate expressed her gratitude to Virginia, Nancy and Toni for their efforts on the recent social events.

Unfinished Business:

Drainage:

- Ron met with engineering firm and drove potential vendors throughout the community. Received high level estimates for varying degrees of service by the engineering firms and will bring forward recommendation to the Board in the next meeting or two. It was commented on by a community member that we create an RFP that outlines our objective and success measures to better assess.

Trash Enclosures:

- Margie provided an update on the status of non-compliant enclosures which has declined to 31 homeowners in the community. Of those 31, 9 are currently being addressed with the remaining 22 homeowners silent on any recognition of their non-compliance. Capacity and height of enclosures will need to be evaluated as trash receptacles are used once homes become more frequently occupied.
- Jerry stressed again that actions must be taken by the Board to non-compliant homeowners if our rules are to be taken seriously.

Guard Shack:

- The guard shack is close to completion so that it is operational for the summer. There will be things done after the summer that were provided in the design specs however, given the short timeline and supply chain challenges, decisions were made to complete the shack in order to gain approval from the county.

New Business:

- Deposit for 9 Short – project complete so owners are looking to have construction deposit returned. Approved unanimously by the Board.
- Deposit for 30 Dune - project complete so owners are looking to have construction deposit returned. Approved unanimously by the Board.

Adjourn to Executive Session for discussion of: Paul moves and Margie seconds to adjourn to Executive Session.