

BEACH CLUB COMMITTEE MEETING MINUTES

September 13, 2018

Present: Ruth Mosca, President, John Puzine, Frank Shorey. Brad McKnight, Inframark representative, Rita Anderson, CDD representative. Kyle Muston, Vic Libertore, Paul Whiteside, Bridget Fraser, and Tina Fowler from Inframark, were on the conference call.

Ruth Mosca called the meeting to order at 2 PM.

Brad McKnight gave the Manager's Report.

- After an e-mail blast sent to the current members of the BC, membership renewals will be mailed to members on October 15th. Renewals and payment for the year 2019 must be received by January 2, 2019. If members do not renew by December 1st, efforts will be made to reach them by phone, e-mail or letter, reminding them of the deadline. Renewals will be processed twice a week after October 15, and a weekly updated list of members will be generated.
- Brad reported that staff remained at the BC throughout the summer and on some days were affected by the red tide. Maintenance schedules had to be altered to allow staff to remain in the air conditioned office on some of the worse days. Despite these occasional delays, staff has finished trimming the hedgerows, removed the rocks along the front of the property, power washed the decking and picnic tables and sealed the decking. Some of the picnic tables will be sealed but three tables are considered to be beyond repair and will be discarded and replaced.
- Staff are working under new shift schedules. They are now doing one week on and one week off and have been reported to be pleased with the new schedule. Payroll has not been affected.
- Brad noted that there is a significant amount of old wood, the broken picnic tables and broken chairs need to be discarded. He suggested that a dumpster be hired in the new fiscal year to take these items.
- A total of 60 new chairs have been purchased and placed at the BC – 20 lounges, 20 dining height chairs and 20 sand chairs. The purchase of the chairs was under budget. The old chairs will be cleaned and those chairs that are still serviceable will be stored in the vicinity of the grill area. They will be covered but will be available for use on busy beach days.
- The Charlotte County beach renewal project time line is not official, but it may begin in November 2019. As the property of a government entity, the CDD, the Beach Club is not subject to the special assessment to pay for this project.
- The stairs to the shell area are still not built. The contractor has the permits and the County has done the inspection. Brad reported his frustration with the contractor, Builders of Distinction. Since the builder holds the permits for the project, we cannot proceed without them.
- Charlotte County has ordered that the current stairs to the beach be fitted with a guardrail. The builder again is responsible for making this adjustment and bringing the stairs up to code.
- Several maintenance projects are in the works: dripping gutters over the ramp have been repaired but the problem persists. This issue needs to be cleared up before several rotted boards are replaced on the ramp. Ruth suggested that if there are many boards to be replaced, the whole ramp may need to be replaced by pressure treated wood in the next fiscal year. There is also a small roof leak in the vicinity of the office, and rust stains on the decking under the water fountain.
- The security cameras at the BC have water condensation in their interiors and the quality of picture is affected. Brad is working with the supplier to see what is covered under our maintenance contract.

COMMITTEE REPORTS

Finance Committee. Rita Anderson brought updated budget reports to the meeting. A final 2018 budget report and a projected budget for the next fiscal year will be prepared for the September meeting.

The BC's financial obligations for mortgage payment and reserve fund have been met and the BC may end with a surplus of \$6,000. This money could be rolled over, earmarked for a project in the next fiscal year, or be applied to the reserve fund.

The BC is now covered by flood insurance which was procured at a very favorable rate.

NEW BUSINESS

Ruth Mosca proposed that the BC, at its next meeting, look at the issue of the sub-committees and decide if some committees such as structure, membership, and security be eliminated, since Brad and Inframark have taken over these duties. There has also been a suggestion that a social committee be formed.

Ruth Mosca asked if there were questions from the floor. A spectator asked about the wait list. There are currently 38 residents on the wait list.

Frank Shorey proposed that the meeting be adjourned and John Puzine seconded.

Submitted by Bridget Fraser