

**THE BEACH CLUB 160 COA, INC.**

**BOARD OF DIRECTORS MEETING**

December 12, 2013

5:55 P.M.

CLUBHOUSE

**Board Meeting**

**Minutes – APPROVED**

1. **Call to Order** – 5:57 pm by President Chris Mollish
2. **Roll Call and Quorum determination** – Present, Chris Bursk, Roland Gagnon, Bill Halliwell, and Chris Mollish. Absent was Rob Shaw. Also present was Scott Armison with SCPM.
3. **Approve Minutes of the Board Meeting on 10/24/13** – Bill Halliwell motioned to accept the minutes of 10/24/13 as written. Roland Gagnon seconded and the motion carried unanimously.
4. **Manager’s Report** – Chris Mollish reported on the financial status of the Association. As of this meeting 12/12/13 the association has \$157,425.50 in the operating account. \$12,359.96 in the SBA account and \$278,909.15 in the Reserve account. Chris reported we still have nine vacant units not paying plus a few others that are behind. Scott is working on getting any occupied unit current on their assessments. Scott reported a few violations, mostly bikes on patios and walkways and presented a request for a bike rack near building #3. This building also had the most bike violations with four. Bill Halliwell motioned to move the bike rack near building #1 and the mailbox house to a location near building #3. Roland Gagnon seconded and the motion carried unanimously.
5. **Old Business** –
  1. **None**
6. **New Business** –
  1. **Dead Palm Tree** - Chris Mollish reported we have a dead Royal palm and it will be replaced this spring after any potential freeze.
  2. **Transfer of funds to reserves** - Bill Halliwell motioned to transfer \$25,000.00 from the operating account into the reserve account. Roland Gagnon seconded and the motion carried unanimously.

3. **Future Meetings** – A meeting schedule for 2014 was presented however this is subject to change without notice, the dates will be 2/20, 4/17, 6/19, 8/21, 10/23 (budget) and 12/11 (annual).

7. **Adjournment** – 6:04 pm Bill Halliwell motioned to adjourn meeting. Rolland Gagnon seconded, and the motion carried unanimously.

Respectfully Submitted  
Scott Armison, SCPM