

**THE BEACH CLUB 160 COA, INC.**  
**BOARD OF DIRECTORS MEETING**  
February 16 2013, 5:00 P.M.  
CLUBHOUSE

Board Meeting  
Minutes – DRAFT

1. **Call to Order** – 5:08 pm by Chris Mollish, President
2. **Roll Call and Quorum determination** – Present, Chris Bursk, Bill Halliwell, Robert Shaw and Chris Mollish. Also present was Scott Armison with SCPM.
3. **Approve Minutes of the Board Meeting on 12/13/12** – Chris Bursk motioned to accept the minutes of 12/13/12 as written. Bill Halliwell seconded and the motion carried unanimously.
4. **Manager’s Report** – Chris Mollish reported on the financial status of the Association. As of the meeting 2/16/13 we have \$104,116.32 in the operating account. \$8,148.35 in the SBA account and \$260,071.84 in the Reserve account. Chris Mollish then reviewed the account receivable report dated 2/13/13. We have a few owners paying the old assessment rate. A reminder letter with past due statements is going out. Scott pointed out a few units that had been paying are now vacant and being foreclosed on. Chris indicated the report will be cleaned up and corrected before the April meeting. Scott reported three issues in the works with units. Unit 77 had fore sale signs in the windows and a pad lock on the door, and it appears the Bank has taken this unit over. The signs have been removed and we are working on the lock. Unit 131 is complaining of a noisy pipe from 135. 85 and Sunny is the owner representative of 135 and is working on the issue. They feel it might be a loose pipe no longer strapped in the wall. It is my belief the recently installed hot water heater was not properly installed causing the banging. Lastly unit 63 feels the life of his A/C unit was cut short due to the irrigation. He is seeking \$1200 in reimbursements. Bluebell verified the unit is not getting directly sprayed by the irrigation system; they can not help what mist hits the unit from the wind. The Board all agreed we can not compensate this unit owner based on his assumption. However the

Board will ensure the irrigation system is inspected and any adjustments made (if needed) to ensure no water is directly hitting the unit. Scott also passed on comments from a few owners about the amount of dollar weed taking over parts of the grass. Bill explained we are in the process of treating it. Bill also motioned for funds not to exceed \$4000.00 for landscape projects. One to remove all the remaining ficus and replace it with the arbutus plants. The second was to add a hedge of silver buttonwood along the border of Beach Club and Brittney Apartments. Both projects have been spoken about in the past. Chris Bursk seconded and the motion was approved unanimously.

**5. Old Business –**

1. **Painting** – The Board reviewed three bids on curb painting and two that included the walkways to the units and the stair decks. Bill Halliwell motioned to accept the bid from David Coben Painting LLC for a total of \$6,000 to paint all the property curbing and decks of the building walkways and stairs as proposed in the bid. Chris Bursk seconded and the motion carried unanimously
2. **Pool Furniture** – Tabled

**6. New Business –**

1. **Board Vacancy** – Chris reported we had a vacancy to the Board, Mary Ann Himmer long time resident and Board member passed away. Bill Halliwell motioned to appoint Roland Gagnon to the vacant seat. Chris Mollish seconded and after a brief discussion the motion carried unanimously.
2. **Painting Stairwell and Walkways** – Agreed upon in previous motion.
3. **Phone Service** - Scott presented an opportunity to save money on the phone line and internet for the clubhouse. Currently we pay close to \$160.00 for the combined services. After review of the options, Bill Halliwell motioned to contract with Bright House for phone and internet to include local and long distance plus internet for approximate \$95.00 per month. Robert Shaw seconded and the motion carried unanimously.
4. **Future Meetings** – At this point the Board anticipated meetings in the months of April, June, Aug, Oct (Budget) and Dec (Annual). Meeting dates will be determined at a later time.

7. **Adjournment** – 5:56 pm Bill Halliwell motioned to adjourn meeting. Chris Bursk seconded, and the motion carried unanimously.

Respectfully Submitted  
Scott Armison, SCPM