

**THE BEACH CLUB 160 COA, INC.**  
**BOARD OF DIRECTORS MEETING**  
March 29 2013, 3:00 P.M.  
CLUBHOUSE

Board Meeting  
Minutes – APPROVED

1. **Call to Order** – 3:05 pm by Chris Mollish, President
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 2/16/13** – Bill Halliwell motioned to accept the minutes of 12/13/12 as written. Chris Bursk seconded and the motion carried unanimously.
4. **Manager’s Report** – Chris Mollish reported on the financial status of the Association. As of the meeting 3/29/13 we have \$119,177.58 in the operating account. \$16,063.57 in the SBA account and \$265,182.09 in the Reserve account. Chris Mollish then reviewed the account receivable report dated 3/29/13. We have a few owners paying the old assessment rate, most have corrected the amount. Chris also commented on the number of pet owners not using the designated dog walk areas and not cleaning up after themselves. He presented a strong letter of warning to the Board that SCPM will mail out to all owners and tenants plus post around the community.
5. **Old Business** –
  1. **Painting Projects** – Chris Mollish commented the painting of the curbs is done and the building walk ways are progressing. He felt the painters are doing a great job and very easy to work with.
  2. **Pool Furniture** – Removed from the agenda

6. **New Business** –

1. **Future Meetings** – At this point the Board anticipated meetings in the months of June, Aug, Oct (Budget) and Dec (Annual). The next meeting date was set for the third Thursday in June, the 22<sup>nd</sup> at 6pm.

7. **Adjournment** – 3:24 pm Bill Halliwell motioned to adjourn meeting. Chris Bursk seconded, and the motion carried unanimously.

Respectfully Submitted  
Scott Armison, SCPM