

THE BEACH CLUB 160 COA, INC.
BOARD OF DIRECTORS MEETING
June 20 2013, 6:00 P.M.
CLUBHOUSE

Board Meeting
Minutes – APPROVED

1. **Call to Order** – 6:05 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 3/29/13** – Bill Halliwell motioned to accept the minutes of 3/29/13 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 the meeting 6/20/13 we have \$108,329.71 in the operating account. \$12,199.05 in the SBA account and \$268,678.99 in the Reserve account. Scott Armison then reviewed the manager's report below to include a line by line review of the accounts receivable report.

Current Tasks and Concerns

- **Landscaping** – Recently mulched property. Completed new landscape near Building 7 & 8 along Brittney property. All trees trimmed in May. Working on Dollar Weed control, seeking solution to black mold in Cocoa Nut Palms. Scott explained this is caused from the waste of insect's most likely white fly. Bluebell Landscaping can treat each tree for \$60.00 and Arrow pest control can do each tree for \$30.00.

- Bill Halliwell motioned use Arrow to treat the cocoa nut palms around the pool area for insect's causing the black mold for a total not to exceed \$500. Chris Bursk seconded and the motion carried unanimously.

- **Maintenance Person** – Peter going back to NY for personal reasons, working on replacement.
- **Collections** – 34 units with a balance. 11 owe one month or less, 2 in payment plans, 1 wraps up soon, the 2nd will be ongoing. 6 units are over one month; expect payment soon on 4, working on the other 2. 15 units currently not paying however 4 units (77, 142, 88, 8) are believed to be settled soon.
- **Unit Issues/Comments:**
 - a) Unit 1 & 5, rotten wood repair on post and beam
 - b) Unit 8, tenant moved out mid June, foreclosure set for 6/19, no word yet.
 - c) Unit 55, reported pool use after 9 pm. Indicated gate opens for some after 9, this is not the case however if entry is made by 9 pm, they might be hanging out. I reminded him if this is a disturbance contact police.
Question for Board is 9pm to late?
- The Board unanimously agreed to leave the time as.

5. **Old Business** – NONE

6. **New Business** –

1. **Procurement Policy** – Tabled, a detailed plan will be presented at the next meeting.
2. **Future Meetings** – The next meeting is set for Thursday Sept 19th and tentative meetings set for Oct 24th (Budget) and Dec 12th (Annual).

7. **Adjournment** – 6:45 pm Bill Halliwell motioned to adjourn meeting. Chris Bursk seconded, and the motion carried unanimously.

Respectfully Submitted
Scott Armison, SCPM