

**THE BEACH CLUB 160 COA, INC.**  
**BOARD OF DIRECTORS MEETING**

September 19, 2013

6:00 P.M.

CLUBHOUSE

**Board Meeting**  
**Minutes – Approved**

1. **Call to Order** – 6:00 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 6/20/13** – Bill Halliwell motioned to accept the minutes of 6/20/13 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 9/19/13 we have \$138,691.24 in the operating account. \$12,279.67 in the SBA account and \$273,816.46 in the Reserve account. Scott Armison then reviewed the accounts receivable report line by line.
5. **Old Business** –
  1. **Procurement Policy** – Tabled
6. **New Business** –
  1. **White Fly Pest Control** – Scott presented two bids that will aid in the control of the white fly problem effecting the landscaping. Bill Halliwell motioned to accept Black's lawn care and pest control's proposal of \$3600 annually to treat all palms and the woody ornamentals. Roland Gagnon seconded, and the motion carried unanimously.
  2. **Laundry Room / Clubhouse Floors** – Scott presented an estimate to have the tile and grout floors cleaned by Stanley Steamer. Bill Halliwell motioned to accept the Stanley Steamer proposal of

\$702.25 including tax to have the floors cleaned. Chris Bursk seconded, and the motion carried unanimously.

3. **2014 Budget Prep and Review** – Scott presented the board with a draft copy of the 2014 budget. Bill Halliwell commented, himself met with SCPM staff, Todd Foley and Scott Armison and reviewed line by line the budget. Scott suggested if any questions come up about the budget before the approval meeting please email him or call.
4. **Future Meetings** – The next meeting is set for Thursday Oct 24<sup>th</sup> (Budget) and Dec 12<sup>th</sup> (Annual).

7. **Adjournment** – 6:33 pm Bill Halliwell motioned to adjourn meeting. Chris Bursk seconded, and the motion carried unanimously.

Respectfully Submitted  
Scott Armison, SCPM