

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

**BOARD OF DIRECTORS MEETING**

February 27, 2014

6:00 P.M.

CLUBHOUSE

**Board Meeting**

**Minutes – APPROVED**

1. **Call to Order** – 6:00 pm by President Chris Mollish
2. **Roll Call and Quorum determination** – Present, Chris Bursk, Bill Halliwell, and Chris Mollish. Absent were Roland Gagnon and Rob Shaw. Also present was Scott Armison with SCPM.
3. **Approve Minutes of the Board Meeting on 12/13/13** – Bill Halliwell motioned to accept the minutes of 12/13/13 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 this meeting the association has \$158,540.54 in the operating account. \$16,357.80 in the SBA account and \$310,758.99 in the Reserve account. Scott reported we have eight vacant units not paying plus a few others that are behind, however a great improvement. Scott reported multiple projects complete or in the works, all but building 7 have recently been pressure cleaned, we are prepping the pool deck for paint, in the next two weeks all A/C drain lines will be cleaned with a shop vac. Touch up painting on stairwells and around the common areas is done on a daily basis.
5. **Old Business** –
  1. **None**
6. **New Business** –
  1. **Update Website** - Chris Mollish would like to see the website updated, this was tabled to allow Chris Bursk and Scott w/ SCPM time to discuss the best course of action.
  2. **On site manager** - Bill Halliwell met with Todd Foley of SCPM to discuss having an on site manager. Scott w/ SCPM will be in the clubhouse one day of the week for 2.5 hours. At this point Scott believes that will be Wednesdays mornings from 9-11:30 however it could change on occasion such as the nights the Board meets. Bill Halliwell asked that Scott hours be posted around the

community for all to know with information who to contact during other times. The cost for this service is \$280.83 per month. The hours and cost can be modified up or down at anytime as the board sees needed. Also the cost of the management contract, janitorial and maintenance services will be locked in at a 2% increase for 2015. Bill Halliwell motioned to accept this added service and the secured increases as stated above. Chris Bursk seconded and the motion carried unanimously.

7. **Future Meetings** – A meeting schedule for 2014 was presented however this is subject to change without notice, the dates will be 4/17, 6/19, 8/21, 10/23 (budget) and 12/11 (annual).
8. **Adjournment** – 6:21 pm Bill Halliwell motioned to adjourn meeting. Chris Bursk seconded, and the motion carried unanimously.

Respectfully Submitted  
Scott Armison, SCPM