

THE BEACH CLUB 160 COA, INC.

BOARD OF DIRECTORS MEETING

April 17, 2014

6:00 P.M.

CLUBHOUSE

Board Meeting

Minutes – APPROVED

1. **Call to Order** – 6:02 pm by President Chris Mollish
2. **Roll Call and Quorum determination** – Present, Chris Bursk, Roland Gagnon, Bill Halliwell, Chris Mollish and Rob Shaw. Also present was Scott Armison with SCPM.
3. **Approve Minutes of the Board Meeting on 2/27/14** – Bill Halliwell motioned to accept the minutes of 2/27/14 as written. Rob Shaw 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 \$175,049.73 in the operating account. \$16,387.00 in the SBA account and \$313,377.36 in the Reserve account. Scott reported we have seven vacant units not paying plus two on a payment plan and a few accounts behind however expect to be caught up shortly. Last year at this date we had 55 units that owed Beach Club some amount of money from \$1.00 up. Today we are down to only 28 units. Scott reported a few bikes are being left in walkways of building 1 and this might have to do with the relocation of that bike rack closest to that building. Bill Halliwell motioned to purchase a new bike rack to be located near building 1 and the mailbox house as before. Rob Shaw seconded and the motion carried unanimously.
5. **Old Business**
 1. **Website** – Scott reported SCPM will give Beach Club the rights to the domain. Chris Bursk will redesign the website and take over full care for this project including a fresh new look including pictures.
 2. **Palm Tree** – Bill Halliwell reported the previous plan was to relocate a smaller Royal palm from the back of the property however for the same cost the landscaper will just bring in a new palm. This is expected to be completed in the next two weeks.

3. **Courtyards** – Bill Halliwell reported the courtyards previously identified as needing new plants and some rocks will be completed by the months end.
4. **Sprinkler System** – Bill Halliwell reported all sprinkler heads on property have been changed out with new more efficient heads.

6. **New Business** –

1. **Speed Bumps** – A new owner reported dissatisfaction with the new speed humps and Chris Mollish invited her to this meeting. Chris reported the speed humps were added to reduce the speeders in the community and have greatly cut down the number of vehicles that do speed.
2. **Pool Heater** – Chris Mollish has been approached by a number of owners requesting the pool to be heated. Chris asked the board to seek proposals on either a gas heater, heat pump or solar heater. The board agreed to investigate the cost of solar heat. Scott will get bids and present them at the next meeting.
3. **Gutters for Clubhouse** – After the recent upgrades to the tile and deck around the pool it was noted the clubhouse needs gutters to prevent the rain from running off the roof onto the deck area. Gutters can be added for \$430.00 to extend the back side of the clubhouse and around each corner about 8 feet. Chris Bursk motioned to install the gutters. Rob Shaw seconded and the motion carried unanimously.
4. **Dryer Vents** – Chris Mollish asked Scott to get a quote to have all dryer vents cleaned.
5. **Nuisance Issue Building 1** – After one letter sent by the association attorney the board asked the owner of unit 13 to attend the meeting to hear from his neighbors and report his intent to stop the late night traffic and dogs from running loose. Bill Halliwell suggested we hear first from the community and then the owner.
 - i. **Unit 16** – Reported heavy traffic all hours of the night, parking one car over the line taking up two spots, two dogs allowed running free and popping anywhere and everywhere, one a pit bull puppy, trash left out next to front door for long periods of time.
 - ii. **Unit 15** – Reported He had the police knock on his door twice looking for tenant and associates, visitors to the unit not appropriate for our area, dog poop all over, garbage by door, and he fears for his life.
 - iii. **Unit 14** – Reported frequently one car(s) taking up two or more spots, Dog allowed running loose, found dog crap on front door mat.

- iv. **Unit Owner of 13** – The unit owner and his daughter (tenant) was present. He reported the Pit Bull dog has been removed as of Wednesday. The garbage problem existed however he has correct that. He explained his daughter is a late night person and that should not be a crime, he showed a note from the tenant below his (unit 9) explaining he has had no problem with the occupants above his unit. He was aware the police came out to the unit, once they where looking for someone else and not their fault or problem. He agreed the dog messes are unacceptable and that will get corrected immediately. And last he had no problem if his unit is causing a disturbance the police should be called.
 - v. **Open Discussion** – Open discussion occurred between the board and those in the room. In the end immediately the one dog in the unit must be walked on a leash in the proper area and cleaned up and the late night traffic must stop. The board asked Scott to follow up with the community for a report on the condition. In the event the tenant does not curve the traffic the association is prepared to take the next step advised by our attorney. All parties agreed immediate action will begin.
6. **Future Meetings** – A meeting schedule for 2014 was presented however this is subject to change without notice, the dates will be 6/19, 8/21, 10/23 (budget) and 12/11 (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