

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

## **BOARD OF DIRECTORS MEETING**

August 21, 2014

6:00 P.M.

CLUBHOUSE

### **Board Meeting**

### **Minutes – APPROVED**

1. **Call to Order** – 6:05 pm by President Chris Mollish
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 6/19/14** – Chris Bursk motioned to accept the minutes of 6/19/14 as written. Roland Gagnon seconded and the motion carried unanimously.
4. **Report** – Chris Mollish reported on the financial status of the Association. As of the meeting the association had \$154,999.39 in the operating account. \$16,519.21 in the SBA account, \$326, 179.88 in the Reserve account and \$78,162.25 in accounts receivable.
5. **Old Business**
  1. **Website** – Chris Bursk reported progress is being and should be completed in the next two weeks
  2. **Appraisal for Insurance** – The Board recently received a replacement cost appraisal. Due to the large increase from the 2010 appraisal. Dave with SJR insurance, the condo's agent came to the meeting and shared his insights. This appraisal is not due until renewal in April of 2015. In the end the Board will get a second appraisal opinion. Bill will meet with Dave in his office in September to review potential appraisers.
  3. **Palm Tree** – Done, was installed the day of the meeting.
6. **New Business** –
  1. **Speed Bumps and Parking Lot Resurface** – Tabled, the Board is considered replacing the new plastic speed bumps with permanent ones. They asked Scott to get bids to have them installed and the parking lot resealed.
  2. **Chinch Bugs** – Current lawn contracts provides for this protection. A couple of areas in question will be serviced.

3. **Termites** –The Board reviewed a proposal from our current pest control company in the recent weeks/months we have had three reports of dry wood termites. The Board reviewed a service agreement that would cover all calls as needed with follow up guarantees for \$500.00 per quarter. Bill Halliwell motioned to accept the proposed service agreement with Arrow Exterminating for the dry wood termites as presented. Chris Bursk seconded and the motion carried unanimously.
  4. **Power Washing** – Our Machine was down; maintenance will get back on a regular schedule.
  5. **Beam and Post Repair** – Recently we had repaired damaged wood in building 5 effecting four balcony's and one wall. The repair was done with excellent results. The Board will now look to replace additional beams and posts. The work will award to by Jason Duff Construction based on prior competitive bids for previous work and the performance he has demonstrated with the three recent repairs.
  6. **Balcony Rails** – Tabled for bids
  7. **Future Meetings** – The meeting schedule for the remaining 2014 year was reviewed. This is subject to change without notice, the dates will be 10/16 (budget) and 12/11 (annual).
7. **Adjournment** – 6:44 pm Roland Gagnon motioned to adjourn meeting. Chris Bursk seconded, and the motion carried unanimously.

Respectfully Submitted  
Scott Armison, SCPM