

**Board of Directors
Minutes**

Present Members: Mr. Elwood Bish, Mr. Bill Devine, Mr. Bob Holmes, Mr. Richard Jaynes, Mr. Tim Lucas, Mr. Don Manak, Mr. Kevin McMahon, Mr. Ken McNerney, Mr. Rick Pfannenschmidt, Mr. Karl Sneed, Ms. Mary Alice Tartler, and Mr. Jay Wiendl

Absent Members: Mr. John Bopp, Mr. Bob Brown, Ms. Kim Lutian, Mr. Joe Nahman, Mrs. Debbie Newton, Mr. Mark Rogan, Ms. Susan Roman, Mr. Gunther Schramm, Mr. Stan Snell, and Mr. Jim Winner

Present Staff: Mrs. Sally Warren, Mrs. Meredith Simmons, and Mr. Brian Pettersen

Others Present: Mr. Chris Darnell

Date: June 19, 2014

I. Roll Call

The meeting was called to order at 4:06 p.m. A quorum was established.

II. Review of Prior Minutes

The minutes of the prior meeting were reviewed and approved as written.

III. Sand Accretion Report-Chris Darnell, JK Tiller & Associates

Mr. Darnell reported on the status of the sand accretion at the beach access. He stated that he conferred with the Town regarding the condition, as well as the height of the dunes. Discussion was held regarding this condition and the potentially positive impact in the event of a flood. Mr. Tiller also entertained questions about the sand build-up on the walkway and mobimat use. It was noted that the sand accretion should be monitored on an on-going basis, and reviewed annually for comparison purposes.

IV. Finance Report

Mrs. Warren reported that income was \$93,959.30 ahead of budget due to Enhancement Fee income and strong decal income, which is tracking ahead of 2013 through May. She reported that Locker income is up \$3,960 from 2013, but Enhancement income is down by \$13,511.50 from May of 2013. She went on to report that the total receivable as of May 31st was \$17,052.02 or less than 1% of the

Brief discussion followed regarding the status of Enhancement Funds for this year, which are tracking behind the prior year.

VI. New Business

A. Beach Club Report

Mrs. Simmons presented a report on prior year and 1st quarter 2014 Beach Club operations. She reported that income projections were met in 2013, but that income for 2014 is tracking slightly behind. She identified several issues as contributing factors, but also recommended some changes geared toward increasing rentals. She focused on growing trends, specifically emphasizing inability to meet demands for the increased requests for weekend dates. She went on to report about how the Beach Club experience contributes to the quality of life in Shipyard, particularly through interactions via the Women's Club, Men's Club and owner socials/gatherings. She also reported on the Communications Committee and their involvement in planning and promoting events and amenities for owners to enjoy. She also reported on special owner events, specifically regarding improving attendance and plans for more variety. She then reported on facility conditions, citing that no major repairs were needed this year to date. However, she stated that there were some minor technical glitches with the satellite and AV speaker systems. She reported that the locker program was going smoothly, and noted that income was strong this year. She stated that cancellation notices were forwarded very early this year in accordance with the new policy set forth by the Executive Committee last year. In closing, she stated that management would continue to work on developing plans to increase rentals and stay abreast of changes and norms in the industry. She thanked the Board, Association committees, and other volunteers for their support. She also commented that Sonesta staff and preferred vendors were very helpful in assisting management with detecting some of the issues which were impacting rental business.

Mr. Wiendl proposed the idea of an owner dinner, catered by the Sonesta at the Beach Club. It was noted that he would work with management on the details and that information would be forwarded to the owners very soon. If successful, Mr. Wiendl suggested that this type of dinner might be available on a more regular basis.

B. Security/Hurricane Report

Mr. Pettersen reported on security operations for 2013 and hurricane evacuation updates for this season. He detailed statistics from security operations in 2013 to include information on home security checks, commercial checks, tickets, incident reports, and more. He also updated the board on