

**Board of Directors
Minutes**

Present Members: Elwood Bish, John Bopp, Bob Brown, Bob Holmes, Richard Jaynes, Tim Lucas, Don Manak, Kevin McMahon, Ken McNerney, Joe Nahman, Debbie Newton* (proxy), Rick Pfannenschmidt, Susan Roman, Gunter Schramm, Karl Sneed * (proxy), Stan Snell, Mary Alice Tartler, Jay Wiendl

Absent Members: Bill Devine, Kim Lutian, Mark Rogan, Jim Winner

Present Staff: Sally Warren, Meredith Simmons, and Brian Pettersen

Others Present: Bob Deeb, Chris Merrell, and Jeanne Simmons

Date: October 16, 2014

I. Roll Call

The meeting was called to order at 4:04 p.m. A quorum was established.

II. Review of Prior Minutes

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

III. CCG Presentation (Chris Merrell)

Mr. Merrell addressed the Board regarding the purpose of his organization, Communications Consulting Group. He talked about their success in conducting technology account audits, resulting in substantial savings and recoups for various PUDs and other managed communities. Brief discussion followed.

IV. Finance Report

Mrs. Warren reported that income was \$27,399.34 ahead of budget due to Enhancement Fee income and strong decal income, which is tracking ahead of 2013 through September. She reported that Enhancement income is down by \$21,325.25 from September of 2013. She went on to report that the total receivable as of September 30th was \$5,805.29 or less than 1% of the total billing, which is excellent for September. She stated that Security expenses were 6% below budget with labor and health insurance savings contributing to the surplus and that Landscaping costs were \$3,411.40 below budget with substantial work completed. Mrs. Warren went on to report that General Administration costs were 2% below budget, with tax bills yet to be paid. She stated that General Maintenance costs were \$2,359.07 below budget. She noted that regime lagoon reimbursement bills were forwarded in the end of August, and any alligator removal costs were included. She stated that Beach Club expenses through September were \$7,994.00 below budget, but noted that labor costs will increase over the coming months. In closing, she stated that Enhancement Fee income through September 30th was \$65,354.00, which is \$21,325.25 behind September 2013.

V. Old Business

A. LSMW Review

Mrs. Warren reported on the recent Large-Scale Community Managers' Workshop, and commended everyone involved for their participation. She extended special thanks to the Sonesta, the host site for the participants.

B. Budget Workshop

Copies of the proposed 2015 budget were circulated for review. Mr. Bish moved and Ms. Tartler seconded a motion to approve the budget as presented. Motion passed.

C. Bicycle Rack Update

Mrs. Pettersen updated the Board on the status of bicycle rack usage. It was noted that four new bicycle racks were ordered, which will accommodate 72 additional bicycles. It was also noted that an additional four racks may be ordered prior to the spring if needed. He detailed a bicycle survey, which had been conducted by patrol over the past few months. Ms. Tartler raised questions regarding Sonesta Resort guests' usage of the bicycle racks, specifically those owned by Palmetto Bike Company. Discussion followed, and Mr. McMahon suggested that security continue to conduct the survey.

D. Landscape Improvements

Mrs. Warren reported that jasmine will be installed on the Leamington fence shortly.

VI. New Business

A. Beach Club Liability Policy

Mrs. Simmons detailed recent concerns raised regarding Beach Club renters' liability. Mr. Deeb addressed the Board reference the POA's hold harmless statement and his detailed potential options for liability insurance. Discussion followed.

B. Golf Club Update

Mr. McNerney detailed recent projects at the Golf Club. He updated the Board on the parking lot improvements and debris removal.

C. Marketing Meeting

Mrs. Simmons reported that the next Marketing Committee meeting will be held on Thursday, October 30th at noon. It was noted that real estate activity, POA branding, communication advances and improvements would be discussed at that time.

D. Adjournment

There being no further business, the meeting was adjourned at 4:54 p.m.

Mr. Elwood Bish, Secretary/Treasurer