

**Board of Directors  
Minutes**

Present Members: Elwood Bish, Kathi Blakey, Bill Devine, Bob Heim, Bob Holmes, Karen Hough, Dave Humphrey, Don Manak, Kevin McMahon, Joe Nahman, Judy Weissman, and Jay Wiendl

Absent Members: Jill Boyd, Joyce Braude, Clare Cutaiar, Danny Eisenhuth, Dick Jaynes, Kim Lutian, Dan Moscar, Debbie Newton, Mike Newton, Karl Sneed, Paul Stemsynski, and Mike Wallis

Present Staff: Sally Warren and Meredith Simmons

Date: June 15, 2017

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**I. Roll Call**

The meeting was called to order at noon.

**II. Review of Prior Minutes**

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

**III. Financial Report**

Mrs. Warren reported that total income through May was \$189,848.51 ahead of budget as a result of strong decal income (\$20,778 ahead of 2016) and excellent Enhancement Fee income in 2017 of \$68,129.50 (\$16,426.35 ahead of 2016) for the same period. She stated that the total receivable as of May 31, 2017 was \$49,953.32 or only 2% of the annual billing not collected. It was noted that legal collection will begin at the end of June. She went on to report that security expenses through May were \$48,161.14 below budget for five months as struggles with labor have resulted in fewer second person patrol hours. The starting wage was adjusted to try to attract new employees. She stated that landscape costs through May were 5% below budget, and noted that hauling continues to be over budget due to continued hurricane debris removal costs. Additional tree removal costs will be incurred in June. She reported that general administration costs through May were below budget with savings in insurance, taxes and public relations. She also reported that general maintenance costs through May were \$6,056.78 below budget through the first five months even with some extra paving and continued fence repairs. It was noted that lagoon improvement costs have not been incurred to date. In closing, she reported that Beach Club expenses through May were \$6,056.78 below budget; however, on-going maintenance will continue. She also stated that Enhancement Fee income through May totaled \$68,129.50, which is \$16,426.25 higher than May of 2016.

#### **IV. Old Business**

##### **A. Welcome Center Loan**

The committee discussed options for paying-off the Welcome Center loan early. It was noted that Jason Stevens (TD Bank) detailed the options, but that the Executive Committee voted not to pay-off the loan early. Brief discussion followed.

##### **B. Landscape Improvements**

It was noted that the Executive Committee reviewed proposals for landscape improvements around the Evian circle and the area across from the Welcome Center. Brief discussion followed regarding the scope of both proposals.

##### **C. Hurricane Clean-Up**

Mrs. Warren reported that the Crowder Gulf agreement had been renewed for another year. Brief discussion followed.

#### **V. New Business**

##### **A. Hurricane Preparedness**

Mrs. Warren presented an overview of management's hurricane preparedness plans, to include: possible equipment purchases (generators and tow hitches), lodging arrangements, and owner information initiatives. Mr. Pettersen reported on the most up-to-date hurricane evacuation information from Town and County sources.

##### **B. Labor Concerns for the 2018 Budget**

Mrs. Warren reported on recent challenges regarding labor, and informed the attendees about a starting wage increase for security. Brief discussion followed regarding impact on upcoming budget drafts for 2018. Mr. Wiendl and Mr. Nahman commented on related concerns such as lack of affordable housing, traffic, and trends regarding lengthier busy seasons on the Island.

##### **C. Enhancement Ideas**

The attendees discussed preliminary pricing for digital entrance information boards, an automated access point at the Pope Avenue entrance, and a mailbox upgrade program for the residential areas.

##### **D. Paving**

Mrs. Warren reported on the completion of the Valencia Road paving project, and it was noted that the next area would be St. John's Place. It was noted that the Executive Committee approved the expense.

### **E. School Bus Stops**

Mrs. Warren reported on a request for school bus consolidation in the community, noting that commercial properties were identified as potential stops. Discussion was held, but it was noted that there was no interest at the time.

### **VI. Adjournment**

Prior to adjournment, the following issues were discussed:

- Golf Carts-Owner inquiries regarding golf cart usage were discussed. It was noted that the Executive Committee's expressed concerns regarding safety. However, it was noted that this would be discussed by the Security Committee.
- Standing Water (beach locker area)-Mr. Sneed inquired about standing water on the rear left side of the locker area. Mrs. Warren reported that contractors were working to identify the source.
- Sonesta-Mr. Wiendl discussed the Bachelorette filming, and announced relevant air dates.
- Covered Grill/Kitchenette area at the rear of the Beach Club-Mrs. Warren reported that David Atkins (staff architectural consultant) is working on determining options to enhance the area.

There being no further business, the meeting was adjourned at 4:43 p.m.