

**Board of Directors  
Minutes**

**Present Members:** Elwood Bish, Kathi Blakey, Bob Heim, Karen Hough, Dave Humphrey, Richard Jaynes, Don Manak, Kevin McMahan, Joe Nahman, Karl Sneed, Stan Snell, Paul Stemzynski, Joe Strivieri, Judy Weissman and Jay Wiendl

**Absent Members:** Jill Boyd, Joyce Braude, Bill Devine, Danny Eisenhuth, Bob Holmes, Rachel Jackson, Kim Lutian, and Rick Shoemaker

**Present Staff:** Sally Warren and Meredith Simmons

**Others Present:** Bob Deeb

**Date:** June 21, 2018

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**I. Roll Call**

The meeting was called to order at 4:03 p.m. A quorum was established.

**II. Prior Minutes**

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

**IV. Financial Report**

Mrs. Warren reported that total income through May was \$323,997.76 ahead of budget as a result of the proceeds from the Time Warner/Charter agreement, a quarterly receipt of cable income, and the enhancement income. She stated that the total receivable as of the end of the May was \$22,878.10 or 1% outstanding for the year's assessment. She reported that security expenses through May were 1% below budget for the first five months of 2018, but noted that there will be some additional payroll for training during the Chief's departure and Lawrence Alexander's transition into the role. She went on to report that landscape costs through May were 1% over budget due to a substantial tree removal project in the spring and that general administration costs through May were right on target for five months. She stated that general maintenance costs through May were \$10,371.30 below budget as no drainage projects or paving have been done in this period. She also reported that Beach Club expenses through May were \$9,267.25 below budget; but that general maintenance work continues as scheduling permits. In closing, she stated that enhancement fee income through May was \$74,926.50 and up 9% from May last year.

**V. Old Business**

**A. Paving**

Mrs. Warren reported on the status of the paving project at the 278 entrance, noting that it was complete except for some striping scheduled for the next few

days. It was noted that there were some potholes identified in the process that may need repair following the busy season.

**B. Enhancement Projects**

Mrs. Warren reported on the following enhancement projects:

- The Beach Club grill has been replaced
- Drainage work near the beach locker area has been completed
- The information board consultant has ordered a new anti-glare screen
- The mailbox replacement project in the residential areas is finished

Discussion was held regarding additional bike path work to review in the slower months.

**C. Security and ARB Transitions**

Mrs. Warren reported on the status of the security chief and ARB chairman transitions. She stated that both were going smoothly, and thanked Chief Alexander and Joe Strivieri for their efforts.

**VI. New Business**

**A. Hurricane Update**

Chief Alexander presented an overview of management's hurricane preparedness plans, to include: possible equipment purchases, lodging arrangements, and owner information initiatives. He also presented the most up-to-date hurricane evacuation information from Town and County sources and distributed information packets to attendees for their reference.

**B. Distressed Properties**

Mrs. Warren reported on the Community Pride Committee's discussion about implementing a policy for enforcement for owners with derelict properties. It was noted that the Community Pride Committee would continue to discuss ideas and propose any new policies at a later date.

**B. Labor Forecast**

Mrs. Warren reported on labor challenges and competitor increase forecasts for 2019. Discussion followed.

**VII. Adjournment**

There being no further business, the meeting was adjourned at 4:53 p.m.

**Board of Directors  
Minutes**

**Present Members:** Elwood Bish, Kathi Blakey, Joyce Braude, Bob Heim, Bob Holmes, Karen Hough, Dave Humphrey, Richard Jaynes, Don Manak, Kevin McMahon, Rick Shoemaker, Karl Sneed, Paul Stemzynski, Mike Wallis and Jay Wiendl

**Absent Members:** Jill Boyd, Bill Devine, Danny Eisenhuth, Rachel Jackson, Kim Lutian, Joe Nahman, Stan Snell, and Judy Weissman

**Present Staff:** Sally Warren and Meredith Simmons

**Others Present:** Bob Deeb

**Date:** April 19, 2018

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**I. Roll Call**

The meeting was called to order at 4:00 p.m. A quorum was established.

**II. Prior Minutes**

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

**III. Commercial Entity Updates**

Mr. Wiendl addressed the Board regarding potential plans for exterior upgrades and a new rooftop bar at the Sonesta. He detailed the plans, marketing strategies and intentions to propose them to the Town. Mr. Wallis commented that he reviewed the proposed plans as ARB Chairman, and reported that the ARB endorsed the concept. Mr. Wallis moved and Mr. Manak seconded a motion for the Board to endorse the concept. Motion passed.

Mr. Shoemaker addressed the Board regarding the golf course property, to include updates on grounds and new initiatives. He spoke briefly about the potential sale of the Club in the near future, but commented that there would be little to no impact should the sale occur. Brief discussion followed.

**IV. Financial Report**

Mrs. Warren reported that total income through March was \$290,648.98 ahead of budget as a result of strong decal income in the first quarter, the proceeds from the Time Warner/Charter agreement, and Enhancement Income. She stated that the total

receivable as of the end of the first quarter was \$63,246.32 or 3% outstanding for the year's assessment. She went on to report that security expenses through March were 3.5% below budget for the first three months of 2018. She added that landscape expenses for the first quarter are right on target and within \$43.99 of budget. It was noted that major tree work continues on the property, however. She stated that general administration costs for the first quarter were 10% below budget, but noted that costs are typically high in the first quarter as a result of the annual meeting and the annual billing. She went on to report that general maintenance costs through March were \$5,045.52 below budget as no drainage projects or paving repairs were done in the first quarter. In closing, she stated that Beach Club expenses through March were \$8,686.17 below budget; but general maintenance work continues as scheduling permits. She added that enhancement fee income through March was \$24,425.00.

## **V. Old Business**

### **A. Enhancement Projects**

Mrs. Warren reported on the status of enhancement projects noting that the residential mailbox project was nearly complete and that drainage re-routing work at the Beach Club would soon begin. Discussion followed regarding the Beach Club grill area. It was noted that the proposed work would not be performed as per Town restrictions, but that other ideas for improving the area were being considered.

### **B. Think Tank Summary**

Mrs. Warren reported on the recent POA Think Tank and thanked all of the participants for their attendance and contributions. The minutes of the meeting were distributed for review.

### **C. Storm Damage**

Mrs. Simmons reported on the status of the Welcome Center equipment damage insurance claim that was submitted following the ice storm in January. She detailed the damage, and it was noted that an update would be made available at the next meeting.

### **D. Pass Program**

Mrs. Warren reported on the owner questionnaire regarding restricting short-term rentals in the residential areas and stated that there was not enough interest based on responses to change related covenants. However, she stated that management has been working with other area POAs to determine their policies for pass management in areas with limited parking.

## **VI. New Business**

**A. Committee Appointments**

Copies of the proposed POA committee appointments for 2018-2019 were distributed for review. It was noted that the Executive Committee endorsed the as presented. Mr. Bish moved and Mr. Wallis seconded a motion to approve it accordingly. Motion passed.

**B. Time Warner/Charter Payment**

Mrs. Warren reported on the receipt of the Time Warner/Charter payment. It was noted that the Financial Planning Committee would discuss options for the income at their upcoming meeting.

**C. Uber Eats**

Mrs. Warren reported that she received notice that Uber would be submitting a request to amend their existing agreement to include Uber Eats.

**VII. Adjournment**

There being no further business, the meeting was adjourned at 4:50 p.m. Members enjoyed a wine and cheese social immediately following the meeting.