

NOTICE
Regular Meeting of Briny Breezes Inc. Board of Directors
Wednesday February 10, 2016
Briny Breezes Community Center
Minutes

- I. Pledge of Allegiance was recited and a moment of silence observed.
- II. Meeting was called to order at 9:00 AM. Roll call was conducted. Present were Directors Brannen, Coyner, Gallacher, Goudreau, McMorrow, and Oglesby. Directors Gross and Long absent with notice
- III. Proof of Notice was posted Friday February 5, 2016 at 3:00 P.M.
- IV. **Secretary Brannen moved that we waive the reading of the minutes previously distributed and approve the minutes of the Regular Meeting on 1/13/2016, the Budget Special Meeting on 1/22/2016 and the Special meeting on 1/22/2016.** Motion was seconded. Question called. ***Approved unanimously.*** Motion carried.
- V. Reading of Correspondence to the Board
 - a. Correspondence dated 2/9/2016 from Q-210 Sue Alter re: Architectural Review Committee's Rules for a new installation be enforced prior by a licensed inspector to the install with a recommended plan. Do both a town and corporate inspection at the expense of the Shareholder.
 - b. Dated 2/6/2016 from A-18 Judy Fields re: shelter for extreme weather e.g. tornados; a plan for safe shelter
 - c. Dated 1/27/2016 from C-203 Debbie Tagliareni re: the condition of a neighboring unit B-201- problem with bees, infected with mice and rats; could we address the problems head-on?

Discussion from the Board regarding the tornado watch or high wind effect. Director Oglesby indicated support for a formal plan. We do have some buildings that are safer; 5000 building is considered safe; has fewer windows. Bathhouses too should be safer; Quonset Huts are not recommended at this time. Not sure about the Clubhouse. We need to get a plan and distribute keys to Board Members (will be key card) soon for the Community Center. We might need a building specialist to help determine best practice. Perhaps a warning signal is a good idea. We have a Committee for Health and Safety- let's ask them to consider all of this as we revise the committees upcoming. Discussion re: B-210- we need to look into this. (It will come up on the next Violations and Fining Agenda)

VI. General Managers report

Our General Manager Theresa Pussinen reported the following: We have new employee Jose Canon; pianos have been tuned both in auditorium and club house; reserved parking bumpers across from the pool have been installed; reminders to the clubs using the EIN need to have copy of statements and receipts from October 2015. For those who have reported nothing to date we will follow-up; pedestrian sign that was damaged will not be replaced by DOT; outside lights almost done; Anything that appears to be a safety hazard, let the office know. The Blue book (directory) is going to the printer next week; reminder that we are accepting credit cards for all items; FP&L report- hardening project Banyan pole replacement and along A1A and Ocean Blvd; might need a crane to set the poles; Question re: EIN # if it is not the Corporations. If it is not, you are fine, no need to report;

VI. Report of Officers

a. Treasurer report: as of Jan 31 unaudited

- i. Assets \$564, 394.69
- ii. Park Improvement Fund \$236,371.18
- iii. Catastrophe Fund \$115,038.01
- iv. Total \$915,803.88**
- v. Reserve Cash 403,202.14
- vi. Total Cash and Reserves \$1319,00602**
- vii. Delinquent Accounts \$34,485.43
- viii. Delinquent Marina \$3876.59
- ix. Total Delinquent \$38,362.02**
- x. Income \$195,456.31
- xi. Disbursements \$198,757.05

b. President: Annual meeting packets were mailed on February 4, 2016. Please fill out your proxies and get them in. Questions contact your district Directors.

VII. Report – Chief of Police:

Apology offered that he is not always available for corporation meetings. He attends the Town meetings; auto robberies continue- lock your car; You are the most important part of the equation- call us and let us know if something appears wrong; coffee with a cop on the 17th of February 7:30 to 9:30 with individual questions; Ocean Ridge has a web site for communication, nextdoor.com. A tornado is very different- urge your residents to have an individual plan as well as a corporate plan; think about if you are not here-a car is not the best place; N. Ibis a significant amount of money and jewelry- evidence that it was not a random act

but a known person; secure your valuables and lock your door. Investigation is ongoing so nothing further to report at this time.

VIII. Town Liaison Report

Sue Thaler reported 3 things- the golf cart crossing still no update yet but hope to by the end of the month; transfer of Old Ocean is in process; consultant study on the Island Fire District still in process; Question: must Old Ocean remain open to traffic- at this point we have not heard that this is a restriction. President Gallacher reiterated that the Corporation has not in any way shape or form committed to building a fire station on District V. or any other part of Briny. Town confirmed that they do not know who reported such to the Coastal Star that it will be built here. Consultant says they are not interested in District V but rather the south lot and the Quonset behind it.

IX. Committee Reports

- a. **Landscaping committee-** everyone has seen the posters about rebuilding the Fountain; thank for your support.
- b. **Fining and Violation-** meeting Friday in the Community Center. We have our first group of units that have been through the process and the committee will be looking at the documentation to determine a recommended fine.
- c. **Seawall and Drainage:** Bay Dr. all of the concrete is in place but still need divers to seal certain sections; have dirt work to do but waiting for a cable to the new pump;

X. Unfinished Business

- A. **Board Discussion/Approval – BBC8 required additional equipment and expenses-** President Gallacher moved to ~~remove~~ this from the agenda. They have funded this themselves. Seconded. ***Vote was Unanimous.*** Motion carried.

XI. New Business

- A. **Board Ratification/Approval – “consent agenda” items;**

1. **Director Brannen moved that the following applications for membership, sales and transfers be approved: G-22 Reitnauer to Leaderman and Murell; H-016 Wattles to Godin; K-202 Coyner Family Trust to Brunell; Family Transfer M-207 Jill Lenox Trust to Linda VanEerden; Family Transfer K-203 Estelle VanTassell to Joann Aldred and Estelle Van Tassell; Family Transfer B-203 Anton and Katherine Szabo to Anton and Katherine Szabo Family Trust.**
Seconded. No discussion. ***Vote was unanimous.*** Motion carried

- B. **Discussion/approval or refer to committee – continued parking issues**

Director Brannen noted that we have problems with some long term day parking. We have spots designated as “No Overnight Parking”. These spots specifically those in front of the community center and those in front of the Hobby clubs are often used for all day parking. She noted that this was particularly problematic for all of the recent very rainy days where folks could not use their golf carts. There was no place to park and/or even drop someone off. Discussion: The question was asked if they parked overnight. No one knew the answer. Although shareholder who lives in the area of the Hobby club indicated that often there is overnight parking there as well as along Banyan and between the Quonsets. It was suggested that perhaps we re-visit the Parking committee and ask for limited parking in these areas. See if we can resolve internally. No motion made.

- C. Review and Approve Architectural Review Committee (ARC) recommendations Q-209. Director Oglesby moved that the board approve the required variances which involve extension of the eaves over the set backs to the road on N Heron and to the 13’ required setback to the seawall. Seconded.** It was pointed out that this variance should impede everyday events. Question on a plan to resolve these issues going forward. Yes, some of this is reflected in the minutes of the last Architectural Review committee meeting. Establish an Ad-Hoc committee to review the greensheet for clarity as well as a new unit installation. We need a check off list for new construction. Possibly have a professionally trained person look into the specifics of the install. Make sure the set-backs and rules are reasonable for each of the districts. Shareholder discussion- they used to be in the bullpen so we can check them. But this Q-209 situation would have happened regardless. Inspectors could cause some additional difficulties. If a new home does not meet the specs it is on the manufacturer not the homeowner. Question was called. ***Vote was unanimous.*** Motion carried.
- D. Discussion/approval – beach DUNE replacement fencing/rope on the southern border President Gallacher made a motion to discuss this. Seconded.** We used to have a chain link fence on the south side of our beach. We wanted to replace it. We cannot replace it- the EPA has been involved. We have allowed seagrapes to cover this part of our property, so it is now considered a dune. We cannot put a fence on a dune. We are allowed to put little wood poles and rope fence. EPA suggests that we put a whole lot of prickly plants or other plants to enhance the dunes to keep people out. Juovarty B-211 we cannot defend our property

because of layers of legalities. Friedman A-5 the rope fence is more desirable than no fence. **President Gallacher revised his amendment to approve the rope fencing and the enhancement of the dunes.** Question was called. **Motion passed unanimously.**

- E. **Discussion/approval – BBC8 guidelines/corporation role/corporation funding:** President Gallacher moved that we table this as Director Gross, also Co-President of BBC-8 was not present. Seconded. ***Vote was unanimous.***
- F. **Discussion/approval – A/C replacement auditorium (2 units) (building reserve) \$ 8,500 +/-** President Gallacher moved that we replaced 2 A/C units in the auditorium which have been inoperable for some time not to exceed \$8500 in total taken from the Building reserve. Seconded. No discussion. ***Vote was unanimous.***
- G. **Board Approval - Changes/Updates to Committee Membership**
- a. **President Gallacher that we appoint director Tom Goudreau to the Architectural Review committee since we are one Director short.**
Seconded. ***Vote was unanimous.***
- H. **Discussion/Approval- Discontinue accepting Cash for Assessments, etc. Motion to approve discontinuing accepting cash for assessments in the office.**
Seconded. It would make the office safer and reduce the number of trips to the bank; not a good procedure. Why change it- people often work on cash basis, if we cannot trust our office personnel, then we have a different problem, we do have a safe; the corporation still needs to pay the 3% on this. Roll Call: ***Vote was 2 Yes (Gallacher and Goudreau) and 4 No.*** Motion failed.
- I. **Board Approval- director Oglesby moved the Installation of the concrete Bay Drive culvert (concrete box) along Cardinal Dr. and south District 3 to be installed by Harvel for \$26,000. from Roads and Drainage.** Seconded. The storm drain on Cardinal is not draining properly due to some sort of blockage in the drain pipe/conduit leading to the Intracoastal. Once the culvert/concrete box is installed, we will attempt to clean out the blockage in the drain pipe/conduit and determine if the pipe is still in good condition and functioning as designed. If it is, we will clean out the culvert/concrete box next to the seawall and probably install a pump and a baffle over the exit point into the Intracoastal. Shareholder said she thought this was supposed to be part of the original plan. Director Oglesby explained that the problem was unknown when the Bay Drive project was approved. It was during the later stages of the seawall work that we discovered

that sections of the drain pipe (conduit) leading from Cardinal had separated next to the seawall. Later, a camera survey indicated a blockage in the drain pipe south of the separation point next to the seawall. It was decided that the best approach was to install a concrete box/culvert connecting the two ends of separated pipes. The new culvert should allow us to jet out the blocked drain pipe and install a pump in the new culvert to assist in evacuating rain and tidal water from the southern portion of District 3. Question was called. ***Vote was unanimous.***

XII. Shareholder Forum (questions or suggestions)

- a. Atlee F-201 two shareholders- must it be signed by one or 2; one is fine
- b. A-5 Friedman golf cart please ask that people take the key, turn the key off or put in in neutral

XIII. President Gallacher made a motion to adjourn a 10:35. Seconded. *Vote was unanimous.*

Respectfully submitted,

Susan J. Brannen

Approved 3/9/2016