

NOTICE

**SPECIAL Meeting of Briny Breezes Inc. Board of Directors
9am -11am Friday June 10, 2016
Briny Breezes Community Center**

AGENDA

ALL STOCKHOLDER COMMENTS MUST BE LIMITED TO THREE (3) MINUTES

- I. Call to order & Roll call**
- II. Proof of Notice**
- III. Approval of previous meeting minutes - none**
- IV. Reading of Correspondence to the Board (if it directly relates to special meeting)**
- V. Committee Reports**
- VI. Unfinished Business (none)**
- VII. New Business**
 - 1. Review/Approve repairs to Eagle and Bay Drive Subsurface Drainage Systems** - Low Bidder Trident Trucking \$26.5k paid from Op Acct 531 Sewage & Drainage \$10k (\$12.1k) & remainder from Road and Drainage Reserves (~\$35k)
 - 2. Review/Approve of Cap and Repairs for Intracoastal Seawalls and Repairs to rest of D-4 Seawalls** - Qualmann low bidder \geq \$70k. Paid from Op Acct 524 Seawall & Drainage \$7.8k (\$7.8k) & remainder from Seawall Reserves(~\$96k)
 - 3. Board decision on 2014-15 surplus operating funds of \$1252 (per By-Law SECTION 13.25: Disposition of year-end budget operating cash surplus)**
 - 4. Review/Approve paying Interkleen for prior and future cost of maintenance employee out of payroll expense.**
 - 5. Ratify additional \$8.5k for cleaning out and lining Eagle Drive terra cotta storm drain lateral as part of District 3 storm drain improvement project. Paid out of Road & Drainage Reserve 326.**
 - 6. Approval of Sales recommended by S & R Committee Meeting 6/7/16**
 - 7. Review/approval of Landscape Committee's Summer 2016 Tree Plantings**
 - 8. Approval of Committee Membership Changes** - Finance, other
 - 9. Form/Approve Ocean Ropes Committee to manage path forward** requirements, new vendors, costs & fees, approvals, application submission
 - 10. Discussion of Road Paving plans and Priorities**
- VIII. Shareholder Forum (comments/questions)**
- IX. Adjournment**

All Stockholders Are Welcome

This notice is dated and posted: June 8, 2016 at 9 am

Theresa Pussinen, General Manager, Briny Breezes Inc.

Minutes

SPECIAL Meeting of Briny Breezes Inc. Board of Directors 9am -11am Friday June 10, 2016 Briny Breezes Community Center

- I. Vice President Tom Oglesby called the meeting to order at 9:02 A.M. Present in the Community Center was Tom Oglesby, Leigh McMorrow, Tom Goodreau, call in Susan Brannen, Ted Gross, Michael Weir, Joe Coyner, Absent with notice was M. Gallacher, Present also GM Theresa Pussinen.
- II. Proof of Notice was posted on June 8, 2016 at 9 A.M.
- III. Pledge of allegiance was recited and a moment of silence observed.
- IV. **Approval of previous meeting minutes - none**
- V. **Reading of Correspondence to the Board (if it directly relates to special meeting).** No correspondence.
- VI. **Committee Reports-** none
- VII. **Unfinished Business** (none)
- VIII. **New Business**
 1. Review/Approve repairs to Eagle and Bay Drive Subsurface Drainage Systems - **Director Brannen moved that we contract with Trident Trucking, the lowest bidder at \$26.5K to be paid for from Operating Account 531 Sewage and Drainage \$10k and the remainder from Road and Drainage Reserves approximately which has a current balance of about \$35K.** This was seconded; question of permits- the Town was investigating it now- maybe through the town's public works- which town not sure; if we need them then let's get them. If permits are needed this will be an additional cost. Question was called. **Vote was unanimous.** Motion carried.
 2. Review/Approve of Cap and Repairs for Intracoastal Seawalls and Repairs to rest of D-4 Seawalls - **Director McMorrow made the motion to contract with Qualmann, the lowest bidder for up to \$70 K to be paid from Operating Account 524 Seawall and Drainage (\$7.8K) and the remainder from Seawall Reserves which has approximately \$96k.** This was seconded; We did get 3 bids. Discussion: Do the seawalls belong to Briny, answer yes; it was noted that the bids were substantially different re: what was being suggested to be done to repair the seawalls. Comment: Yes it would be better to dig it out and replace the existing Seawall but the cost is very high; if we do not do anything we might lose the seawalls all together. Only 11 panels that need repair along the intra-coastal; even if we dug these out, it would still be very costly. Concern for the timeliness of Qualman. We will request that it be done by November. Ideally we would spend \$10,000 each year for maintenance but we did not have the money; Was this planned for- yes it was always the plan to fix what is in the worst condition; yes we are "band-aiding" them but the cost to replace is exorbitant. Qualmann can be slow but they have been good to us. It is not substandard work- perhaps a few corners cut; we need a full engineering study for our community; need drinking water, sewage, electrical and drainage all studied. And then do something with the roads. It was suggested that new persons on the board receive a copy of a proposal submitted a year or so ago. The question was called. **Vote was unanimous.** Motion carried. GM Pussinen asked that we get a drawing to guide his workers.
 3. Board decision on 2014-15 surplus operating funds of \$1252 (per By-Law SECTION 13.25: **Director McMorrow moved that the disposition of year-end budget operating cash surplus be put into**

operating budget. This was seconded. Question was called. **Vote was unanimous.** Motion carried.

4. Review/Approve paying Interkleen for prior and future cost of maintenance employee out of payroll expense. **Cost effective to have this employee, save about \$7,000. Problem with where it gets coded. Motion made by Director Gross to approve paying Interkleen employee out of payroll expenses.** This was seconded. No discussion- **Vote was unanimous.** Motion carried.
5. Ratify additional \$8.5k for cleaning out and lining Eagle Drive terra cotta storm drain lateral as part of District 3 storm drain improvement project. **Director McMorro moved that we approve an additional \$8.5K for cleaning and lining Eagle Drive terra cotta storm drain lateral as part of the District 3 improvement project to be paid out of Road and Drainage Reserve 326.** This was seconded. When we filmed the pipes this was not seen; we felt if we are lining we should extend it to Eagle- all of the drainage pipes in District 3 that we know of will be newly lined with PVC. Are the pumps we have now enough to get all of the water; yes for now. We will need additional work before we can pave; talking about 2 new small drains; is there a problem with FPL wiring; not that we know of. We need to know where the main water shut-offs exist; Question was called. **Vote was unanimous.** Motion carried.
6. Approval of Sales recommended by S & R Committee Meeting 6/7/16. **Director Brannen moved that we approval the recommendations from the Sales and Rental committee for the following membership to the corporation:**
 - a. **Unit #F022 Robert Kissel and Kristine Kissel-Weir**
 - b. **Unit # R201 Mejia to Griselda and Dennis Gebhard**
 - c. **Unit #206 Troy and Deann Mays**
 - d. **Unit #L032 Todd Conroy.**This was seconded. Comment relative to safety of the park and the plumbing of hot water heaters; also concerns about propane gas tanks; Question was called. **Vote was unanimous.** Motion carried.
7. Review/approval of Landscape Committee's Summer 2016 Tree Plantings **Director McMorro moved that we approve the Landscape's Committee's Summer Planting as proposed.** Seconded. Concern that this plan was not addressing replacement trees, learned that some were replacements. Along Cordova where the newer home has trees; DynaServe is replacing a tree they put in last year. **Vote was unanimous.** Motion carried.
8. Approval of Committee Membership Changes – **Director McMorro moved to add to the Finance committee Don Faron and Frank Coppola; Director Goudreau moved to add Doug Harrison and Nate Eastman; Director Oglesby moved to name Susan Atlee as Chair to the Safety and Security committee.** This was seconded. **Vote was unanimous.** Motion carries.
9. Form/Approve Ocean Ropes Ad-Hoc Committee to manage the path forward. We have learned that there are new requirements, new vendors, costs & fees, approvals, application submission Had to get EPA involved to re-install ropes; also need to lease the land; Henry Holmes has backed out; found

a potential vendor; **Director McMorrow moved that Susan be the liaison for this ad-hoc committee.** This was seconded. Question re: calling this a replacement rather than something new. **Vote was unanimous.** Motion carried.

10. Discussion of Road Paving plans and Priorities

What are the worst roads; Flamingo and Bay have been suggested. We should be thinking about this; engineering cost of how they are drained; is this premature since we do not know what else may become damaged; need a study; do we top it or do we need to replacing. Can we get some vendors thoughts; until we have every terra cotta pipe lined maybe we should wait and just patch things up; let's not work on our roads what we have done with our seawalls; Proposal for an engineering study provided a few years ago - can we provide this study to our newer members of the Board. A vendor will probably do a study prior to paving the roadways. Theresa will attempt to get some thoughts and prices from vendor(s).

11. Shareholder Forum (comments/questions)

a. No comments

12. Adjournment was at 10:25 moved by Director Brannen. Seconded and approved unanimously by the Board.