

Regular Meeting of Briny Breezes Inc. Board of Directors

Wednesday November 9, 2016

At 9:00 A.M.

Briny Breezes Community Center

Minutes

- I. Pledge of Allegiance was recited and a moment of silence observed.
- II. Vice President Oglesby called the meeting to order at 9:04 A.M. Secretary Brannen called roll- present in the Community Center were Directors Brannen, Goudreau, Gross, Oglesby, and Weir. Director Coyner and McMorro were present via phone. General manager Pussinen was present. Director Gallacher was absent with notice.
- III. Proof of Notice was posted Monday November 7, 2016 at 8:45 A.M.
- IV. Approval of previous board meeting minutes. **Secretary Brannen moved that we waive the reading and approve the minutes as previously distributed from the Interim Budget meeting of 9/9/2016, Special meeting (1) of 9/9/2016 and Special meeting (2) of 9/9/2016, Special meeting of 9/16/2016 and Special meeting of 10/17/2016.** Seconded. ***Motion passed unanimously.***
- V. A change in the agenda was requested by Director Weir. He asked that we discuss together the Park Security Committee update and the surveillance cameras and updates. This was agreed upon.
- VI. Reading of Correspondence to the Board- none
- VII. General Managers report : GM Pussinen welcomed folks back and reported on some of the accomplishments during the off season. At the Ocean Clubhouse, you should see that it has been painted, the front and the north sidewalk has been redone, and we have new high impact doors and windows; the deck has been repaired as needed and re-stained. At the beach we have new showers. The auditorium has been painted and the 5000 building ready to be done as well. There is a new sidewalk in front of the library at the shuffleboard courts; there is a new Briny Breezes sign installed in front of the office hoping to reduce confusion for our vendors and our visitors; a new swipe system has been installed for the OCH. The Community Center (south door) and the laundry. Quonset huts have been pressured wash and Quonset 2 has been recoated. Over in District III, we have relined some drainage pipes and we continue to work on getting this area re-paved and draining really well during high tides and heavy rains; and finally please note that the front office lobby has a new window and door. The project on Bay Drive continues with hope for completion in November. There has been a change in personnel- Vilma, our cleaning person has left and we are contracting with InterKleen. His name is Manuel. It continues to be critical that we have your e-mail address; they are especially useful in times of hurricanes or other potential emergency situations.
- VIII. Report of Officers
 - a. Treasurer's report-GM Pussinen gave the treasurer's report:

OPERATING ACCOUNT ONLY:

AS OF October 31, 2016

UNAUDITED	\$673,860.38
PARK IMPROVEMENT CASH	\$182,817.34

CATASTROPHE CASH FUND	\$115,183.72
TOTAL OPERATING CASH	\$971,861.44
 RESERVE CASH AS OF 10/31/2016	 \$280,918.28
 TOTAL OPERATING & RESERVE	 \$1,252,779.72
DELINQUENT ACCOUNTS TO DATE	\$48,502.89
DELINQUENT YACHT BASIN TO DATE	\$12,449.45
TOTAL DELINQUENT	\$60,952.34
INCOME AS OF 10/31/2016	\$185,029.42
DISBURSEMENTS AS OF 10/31/2016	\$123,477.28

- IX. Report – Captain of Police, Chris Yuanuzzi. Boynton Beach contract calls for at least 6 patrols a day- more than that especially during the hurricane, 1 burglary of an car; hurricane Mathew occurred within days of the new contract;- a decision was made that golf carts crossing only at Cordova and widening of sidewalks; a period of education warnings and education, golf carts and bike going the wrong way could be a citation; town owns the road not the corporation; cannot drive the golf cart in the crosswalk; process will be 6 months to a year; parking enforcement what are you doing? There is a parking enforcement patrol. Contact # 561 742 6194
- X. Town Liaison Report: Bob Juovarty, E211 ; announced a new inspector. Had three possibilities.
- XI. Committee Reports
- Violations and Fining: Just a note that per a change in the Statute 719, Appendix I of our Rules has changed. The draft was sent to all with the proposed interim budget and approved subsequently at the Sept 9, 2016 meeting. It is posted on our website. The process remains that the shareholder must let the manager know in writing what and who the suspected violation is as well as the violator. It is confidential and only the manager will know who made the complaint. The Violation and Fining committee's role is to hear appeals as a group of peers from those fined. The Manager and the Board determines the fine.
 - Sales and Rentals: The committee continues to meet monthly with an occasional second meeting to accommodate all applications in a timely manner.
 - Seawall, Drainage and Roads Committee : Vice President Oglesby reported that the Bay Drive re-grading, resurfacing, and replacement of its storm drain system in underway. The new 12" storm drain pipe and larger pump station box are installed and road re-grading and resurfacing will follow. The D-4 Intracoastal seawall project is in its final stage with work on the Mallard section of Intracoastal seawall in progress. The additional work to seal the open cracks and holes in the D-3 & 4 seawalls is waiting the return of low tides. The D-4 pump project which included the installation of three large pump box culverts and pumps is in place. Still evaluating the effectiveness of the new systems but it's clear that the installed pump capacity (185 gpm) is inadequate to handle the October – November King Tides, at least with the volume of water currently leaking through cracks in the seawall during high tide. The plan is to get a new pump installed on Bay Drive before the anticipated Nov 14-16 King Tides arrive. The plan then is to install the pump previously used on Bay Drive into the pump box on S Heron or S Ibis to see if doubling the current pumping capacity can make a difference during the coming tidal flooding event.
 - Marina Committee: Vice President Oglesby reported that the summer project to seal and preserve the wood on Dock Drive side of the Marina is complete. We will need to the same work on the finger piers along the Bay Drive side of the Marina next summer.

- e. Safety and Security Committee: Director Weir reported that the committee met November 4, 2016 and reports the following:
Security guards can be unarmed or armed. Unarmed generally charge \$8-\$10 per hour
Armed- \$12-\$15 per hour; For somewhere between \$87,000 or \$130,00 we can hire one off the street.
However, we would be liable for that person's behavior and if he/she were ill or could not come, we would not be covered.

For about the same price we can hire one through a security company. They would assume the liability, the person would be certified and if that person could not show, they would supply another. Police are making routine patrols 6x a day plus we could consider a Watch program through the Boynton police dept. Apparently the BBPD have many programs of which we can avail ourselves. They will know more will know more next week what options we might have through them. Civilian cooperative efforts. The committee had not yet contacted a specific company re: cameras although they will contact a few neighboring communities to see who they use.

XII. Unfinished Business-None

XIII. New Business

- A. Board Ratification/Approval – consent agenda items;
1. Replacement of office A/C \$3900.00. **Director Gross moved to ratify this expense; Seconded.**
Motion carried unanimously.
- B. Board Ratification/Approval – Sales & Rentals
a. **Director Brannen moved that we approve the following family transfers:**
F-22 Kissel Weir to Kissel and C212 Frank and Shirley Coppola to The Coppola Family Trust.
Seconded. *Motion passed unanimously.*
- C. Board Discussion/Approval – additional new sound equipment/upgrades
a. Discussion: need to better utilize the community center space and this upgrade is pre-planning for this to happen; suggestion made to add a white screen for viewing; lighting is a problem. No motion required. All funds were budgeted.
- D. Board Discussion/Approval – green sheet Improvement Project: **Director Oglesby who is Chair of this Ad-Hoc Committee moved the following: (1) allow the Committee to post its recommended changes to the Greensheet on the Briny Breezes Inc. website for ongoing stockholder review, (2) put a notice in the Bugle advising the stockholders of document availability on the website and finally, that the Board schedule a Special Meeting (with 14-days' notice) in December to receive stockholder input and to approve the changes to the Greensheet that it supports before sending to the Town for review and adoption. Seconded**

Director Oglesby stated that there is enough time to hold one or two more Committee Meetings as desired to receive input/comment on the proposed revisions and/or additional revisions before the Special Meeting. He reported the following information.

Committee Goals

To be clear, our product will not be a replacement of the existing Greensheet...just recommended improvements such as simplification and clarification of the rules where possible, updating of the regulations for new laws/ordinances and maybe a few adjustments the setback restrictions based where justified and suggestions for improving the permit approval process.

Status

The committee has held 5 meetings May through Oct with participation from 5 active members: three from D-4 including me; one from D2; one from D-3 and none from D-1. Obviously, participation by some residents from D-1 and a few more stockholders in D-2 and D-3 would be useful.

There are a few changes not yet agreed upon, the Committee is more or less finished with their recommendations for changes to the permit form and Park-wide are rules and regulations. They currently focused on Phase 2 of the process –the evaluation of possible changes to District-specific Setbacks as reflected in the Greensheet Setback Tables for each District. Any change to District Setbacks require recommendations, data collection and evaluation and support from the affected Districts and their Directors. We want to get our current draft of recommendations out to the Stockholders to see if we can maximize District-specific input in this area prior to the Board meeting seeking approval for the work. This process change will delay completion of our work about a month or so based on the timeline set forth.

Discussion included making the form itself letter size; asking for clarification of the footprint rule; asking why 9' interior walls and asking about the 50% ruling that reportedly says if you are making improvements to your home and they exceed 50% of the value of your mobile or property, you must raise your mobile to standard FEMA requirements.

Stockholder: Patio pad in the greensheet refers to what was for the travel trailer; no mention of state farm Fire Marshall law suit (actually was suit filed by County Health Dept which was resolved in Briny's favor with prejudice-TWO) ; Town code being considered as we make changes; Sue Thaler is on the committee; question was asked about climate actions group which we decided not to participate in a 7 county consortium; municipal support to help us out; power surges concern; Clarity of language; Suggestion that we hire someone to help with the process.

Question was called. ***Motion passed unanimously.***

- E. Board Discussion/Approval – stockholder request to form children's club;
 - a. Discussion need to explore federal, state and local laws that might guide the formation of a club of children e.g. number of adults required for supervision, need to consult legal opinions; if a background checks are required etc.; facilities needed; access to the pool or beach without a lifeguard; need to do some research prior to making a decision. Arena Q209, stockholder who made the request said that it could be re-named Briny Fun club and stated that the club would want to have access to all facilities (pool, beach, Hobby, Chislars, Art etc); fun club for everyone; A stockholder stated that having activities for kids that might want to be done more informally; concern for corporation general waiver release liability; who wants to be a member; need to find out who might want to be part of the club; utilize the Bugle for Communications; No motion was made.
- F. Board Discussion/Approval - Hobby club request to use small "card room" for pottery making
 - a. **Director Brannen moved that we allow the Hobby club to share the space just west of the West Clubroom a.k.a Men's Card Room.** Seconded. A letter from a shareholder last Spring April, 2016 asked if it were possible to share the space just west of the West Clubroom. Its use has reportedly been for a small group to play cards. Currently one round table is up and a few chairs in place. There is no reservation process for this room. Equipment has been offered to set up a pottery workshop and an instructor has offered her services. More than 50 have signed that they would be interested. An estimate if the work is done in house to accommodate the

equipment is \$250. Concern from the Board and stockholders include the heat from the kiln; specifications of the kiln; water; can it be run on propane; donated equipment; would the heat be excessive; fire safety inspection; temperature; 10pm time limit to use the room; safety; noise; drainage; is it industrial waste; not an easy thing to do; waste concern. **After hearing the concerns and having no answers, Director Brannen asked if we could table the motion.** It was seconded. **Motion to table was passed unanimously.**

- G. Board Discussion/Approval - surveillance cameras, park security. **Director Weir moved that we install cameras at the Ocean Clubhouse, the Pool and Quonset Huts using Security System and More using operating funds from #560 Park Security.** Seconded. The committee reviewed proposals. They are working on a comprehensive plan for inside and outside; we should have a webcam; Discussion: Jack Taylor has a camera on Ruthmary ; what resolutions is needed? This project will be taken a section at a time; Start with relocating the office cameras; **Motion passed unanimously.**
- H. Board Approval - Changes/Updates to Committee Membership; **Oglesby moved Greensheet Ad Hoc committee remove Wm Kelly and add Barbara Molina and Ira Friedman. Motion passed unanimously.**
- ~~I. Board Discussion/ Approval - Security Committee update, proposals and next steps~~

XIV. Adjournment: Motion to adjourn was made by Director Gross. Seconded. All were in favor.

Respectfully submitted by

*Susan J. Brannen, Secretary
Approved 12/14/2016*

NOTICE
Regular Meeting of Briny Breezes Inc. Board of Directors
Wednesday November 9, 2016
At 9:00 A.M.
Briny Breezes Community Center

AGENDA

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

- I. Pledge of Allegiance & moment of silence
- II. Call to order & Roll call
- III. Proof of Notice
- IV. Approval of previous board meeting minutes
- V. Reading of Correspondence to the Board
- VI. General Managers report
- VII. Report of Officers
- VIII. Report – Chief of Police
- IX. Town Liaison Report
- X. Committee Reports
- XI. Unfinished Business-None
- XII. New Business
 - A. Board Ratification/Approval – consent agenda items;
 - 2. Replacement of office A/C \$3900.00
 - B. Board Ratification/Approval – Sales & Rentals
 - C. Board Discussion/Approval – additional new sound equipment/upgrades
 - D. Board Discussion/Approval – green sheet Improvement Project: status and path forward
 - E. Board Discussion/Approval – stockholder request to form children’s club
 - F. Board Discussion/Approval - hobby club request to use small “card room” for pottery making
 - G. Board Discussion/Approval - surveillance cameras, park security
 - H. Board Approval - Changes/Updates to Committee Membership
 - I. Board Discussion/ Approval – Security Committee update, proposals and next steps
 - J. Problems with small room; swipe card problems; ropes for the ocean; Kevin south end of pool cabana, foam is sticking out; mound by north shower a tripping issue;
 - K. Ajournment Weir 11:38 Seconded. Unanimous.
 - L. Adjournment

All Stockholders are Welcome

This notice is dated and posted: Monday, November 7, 2016 at 8:45 am

Theresa Pussinen, General Manager ~ Briny Breezes Inc.
Committees Updates - Oglesby

