

Minutes

SPECIAL Meeting of Briny Breezes Inc. Board of Directors (1)

Friday September 9, 2016

Immediately following Special Meeting to pass Interim Budget (9:00am)

Briny Breezes Community Center

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

- I. Pledge of Allegiance & moment of silence was waived. It had been observed at previous meeting
- II. President Gallacher called meeting to order at 9:24 A.M. All members present as called at the previous meeting. Not present: Tom Goodreau
- III. Proof of Notice was posted Monday August 22,2016 at 2:00 P.M. by GM Pussinen.
- IV. Approval of previous board meeting minutes. **Secretary Brannen moved that we waive the reading of the following minutes as previously distributed for the Regular meeting of April 13, 2016, Special meeting –Rule April 13, 2016, Special meeting June 10, 2016 and Special meeting Personnel-Closed of August 5, 2016.** This was seconded. **Vote was unanimous.**
- V. Reading of Correspondence to the Board (IF IT RELATES TO SPECIAL MEETING AGENDA ITEMS)
 - a. E-mail sent regarding the process and possibility of starting a Kids Club
- VI. Committee Reports
 - a. Sales and Rentals: Director Brannen reported that we 64 rentals processed so far for the 2016-2017 season. Committee wishes to ask that Rule A. 2. Adds “Renters may not have Resident guests.” Further they ask that the criteria used for denying membership be reviewed and strengthen re: criminal activity consistent with legal practices. They suggest it gets put into the By-Laws
 - b. **Treasurer: The following was reported: Unaudited as of August 31, 2016**

Operating account only:

Current Assets as of 8/31/16	\$578,354.79
Park Improvement Cash	\$182,817.34
Catastrophe Cash Fund	\$115,148.88
Total Operating Cash	\$876,320.51
Reserved Cash as of 8/31/16	\$287,219.87
Total Operating and Reserve	\$1,163,540.38
Delinquent Accounts to date	\$ 2,851.26
Delinquent Yacht Basin to date	\$ 841.00
Total Delinquent	\$ 3,692.26
Income as of 8/31/16	\$ 194,269.18
Disbursements as of 8/31/16	\$ 151,077.71

- c. **Seawall and Drainage:** Vice President Oglesby reported the following: Seawall work to raise and repair the intracoastal sections of District 4 commences this week; once completed divers will begin sealing the open cracks and holes in the seawalls in the finger canals as well as the intracoastal walls. Today, the pumps installed on N & S Ibis will be hooked up to FPL meters so the power can be turned on. This has required great deal of time and perseverance for Omar and Theresa. If these pumps do the job here, they should be considered for D-4 drains and culverts in the future. District 3 south terra cotta storm drain system has been lined with PVC and should ensure the integrity for many years. After this was completed we found that the water did not evacuate as quickly as we thought it should. Given that someone turned off the pump we are not sure if there is a leak or inadequate pump capacity. A loose pipe collar was found causing the leak. We will be replacing the Bay Dr. older pump with a higher capacity pump.
- d. **Town liaison-** if you are unable to attend the meeting you can get a transcript; question of police contract with Boynton Beach and the continued challenge of a building inspector remain ongoing.
- e. **Safety and Surveillance;** Director Weir reported that the committee which currently is comprised on the Chair and the GM has met twice. May 30, 2016 they discussed the need for cameras and their placement, signs, gates, private patrol, reserve sign for the Ocean Club House, laundry room and key cards. GM Pussinen said she would arrange a meeting with a security company. On 6/30/16 a Security Systems and More representative met with the Chair and the GM. They walked through the community and requested estimates which were received on 7/18/16. They are recommending that installation of cameras be completed in 3 phases.

Phase 1a- Installation of 7 fixed cameras at the Ocean Club House (OCH) in order to cover all 4 directions (N, S, E, and W), the porch area and interior. Cost for installation, set up, service, 1st year maintenance and 2 year equipment warranty= \$3,174.00.

Phase 1b- Relocation and set up of 3 existing cameras in the office and mailroom areas. Cost= \$350.00

Total Cost for 2016 = \$3,524.00

Phase 2- Installation of 5 cameras covering Quonset huts and pool areas. Cost for installation, set up, service, 1st year maintenance and 2 year equipment warranty = \$3616.00.

Phase 3- Art building and other areas to be determined at a future date. No estimate at this time

VII. Unfinished Business

A. Discussion/approval – BBC8 guidelines/corporation role – no discussion

VIII. New Business

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

1. Sales & Rentals committee decisions

a. Director Brannen moved that we approve the following recommended applications for membership and transfers: Seconded.

CD-18 Kraft to Chan and Krenke; G-10 Kaiser to Molina; P-201 Flanigan to Tarman.

Motion carried unanimously.

Director Brannen then moved that we approve the following application for membership- E-204 Paglia to Caruso; Seconded. This application was problematic for the committee. A brief description was provided. Unclear if our Rules and or By-Laws address the concern. **Roll call vote was taken: 3 Yes (Brannen, Gallacher, Oglesby) 4 No (Coyner, Gross, McMorrow, Weir) Motion failed.** President Gallacher said he would try and resolve the issue.

2. President Gallacher moved that we ratify the expense of the Ocean Clubhouse deck at \$3,500 +/- from Paint Reserves. Seconded. Motion carried unanimously.

B. Board discussion/Approval Revised Rule: APPENDIX I VIOLATION AND FINING PROCESS to meet the requirements and be in compliance with STATUTE

Director Brannen moved that we approve the final draft of Appendix I Violation and Fining. Seconded. Given feedback a couple of changes were made within the document to reduce sole action by any Board member as well as clarity of the process. It was noted that this original draft document was sent to all shareholders with the proposed budget. The question was called. **Vote was unanimous in favor.** Motion carried.

C. Board discussion/Approval New Rule APPENDIX III: CORPORATE POLICY FOR INQUIRIES AND PROCEDURES (copy attached/mailed with agenda) Director Oglesby read the document and then moved that we approve this additional appendix. Seconded. **Motion carried with a unanimous Yes vote.**

D. Board discussion/Approval painting of 5000 building +/- \$7,000 from painting reserves

a. President Gallacher made a motion that we use the same painting vendor as we have for the other buildings and to be paid for out of paint reserve using blue per the GM's recommendation. Seconded. A question re: where does that leave the paint reserves (325)? It would bring it quite low; also this would include the patching/repair of broken concrete on the exterior. Question was called. **Motion was defeated. An amended motion was then put forth by President Gallacher to paint the building a similar color (yellow) to what we have now.** Seconded. **The vote was unanimous.** Motion carried.

E. Board discussion/Approval to increase Manager cap.

President Gallacher moved that we increase the GM's spending cap (without approval) to \$4500. Seconded. Noted was that we would need to amend the GM's contract to reflect this change. Question was called. **Vote was unanimous.** Motion carried.

IX. Shareholder Forum (questions or suggestions)

X. Adjournment. Motion made by Director Gross to adjourn at 10:45 a.m. Seconded. Motion carried.

Respectfully submitted by

Susan J. Brannen, Secretary
Approved 11/9/16

NOTICE
SPECIAL Meeting of Briny Breezes Inc. Board of Directors
Friday September 9, 2016
Immediately following Special Meeting to pass Interim Budget (9:00am)
Briny Breezes Community Center

AGENDA

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

- XI. Pledge of Allegiance & moment of silence
- XII. Call to order & Roll call
- XIII. Proof of Notice
- XIV. Approval of previous board meeting minutes
- XV. Reading of Correspondence to the Board (IF IT RELATES TO SPECIAL MEETING AGENDA ITEMS)
- XVI. Committee Reports

- XVII. Unfinished Business
 - B. Discussion/approval – BBC8 guidelines/corporation role

- XVIII. New Business
 - F. Board Ratification/Approval – “consent agenda” items;
 - G. Sales & Rentals committee decisions
 - H. Manager approval of Ocean Clubhouse deck staining (\$3,500+/-) from paint reserves
 - I. Board discussion/Approval Revised Rule: APPENDIX I VIOLATION AND FINING PROCESS to meet the requirements and be in compliance with STATUTE (copy attached/mailed with agenda)
 - J. Board discussion/Approval New Rule APPENDIX III: CORPORATE POLICY FOR INQUIRIES AND PROCEDURES (copy attached/mailed with agenda)
 - K. Board discussion/Approval painting of 5000 building +/- \$7,000 from painting reserves
 - L. Board discussion/Approval to increase Manager cap
- XIX. Shareholder Forum (questions or suggestions)
- XX. Adjournment

All Stockholders are Welcome

This notice is dated, posted and mailed (via US Mail & Briny Mail Monday August 22, 2016 at 2pm:

Theresa J. Pussinen, General Manager ~ Briny Breezes Inc.