

# REGULAR MEETING BRINY BREEZES BOARD OF DIRECTORS

DECEMBER 12, 2018

9:00 A.M. Community Center

## Agenda

All Stockholder's comments must be limited to three (3) minutes per Agenda item

- I. Pledge of Allegiance was recited and a moment of Silence observed.
- II. **Call to order and Roll Call:** Call to order at 9:07am by President Brannen. Roll call by Secretary Michael Weir. Present: Susan Brannen, Mike Weir, Ted Gross, Keith Black, Tom Goudreau, Holly Reitnauer, Mike Hill by phone. All present. Manager Donna Coates was present as well.
- III. Proof of Notice was posted by Susan Brannen 12/10/18 at 8:30 a.m.
- IV. Approval of previous Board minutes Regular meeting November 14, 2018: Motion to approve by Secretary Mike Weir; Seconded. Motion passes unanimously.
- V. **Reading of Correspondence to the Board:** Correspondence from Judy Kraft A-17, Bob Fioresi Q-203, Joe Masterson M-204, Lynne Weiner M-201, multiple signatures regarding being against retaining wall (same letter), Edward Sicotte I-25, Dave Annis H-10
- VI. **Report of the Officers**
  - A. President Brannen wished everyone a Happy Holiday season.
  - B. Treasurer Ted Gross gave treasurer report.
- VII. **General Manager's Report** Manager Coates discussed upcoming boat parade (get guest passes), fountain and pavers that are coming soon, road project curb/driveway updates, generator for the office update, upcoming annual meeting, office holiday lunch.
- VIII. **Police Report/Captain Yanuzzi** reminded everyone about the upcoming Citizen Police Academy that you can sign up for. He talked about upcoming boat parade, discussed golf cart rules regarding A1A.
- IX. **Town Liaison Report/ Town President Sue Thaler** told everyone that the 12/27 Town meeting is cancelled. The next meeting is 1/24/19. Gulfstream Views Project is shut down and there are no active permits at this time. County has rescinded their original letter regarding 'fill'. PB&Z says all of the fill on current site has to be

removed. Unclear whether developer will appeal or re-design. Nothing regarding drainage will be discussed until issue on fill is resolved.

**X. Committee reports**

- A. Futures: Jerry Lower E-203** gave a presentation on the committee's mission and ideas. Focus was along A1A including South Lot and District 5 green area. The group has thought of several possibilities for these areas including self storage, rentals, residential growth, small businesses such as doctors office, multi use development. He discussed pros and cons of the different ideas. Their three recommendations: 1)create long term master plan for re-development of the A1A corridor, 2)convert District 5 to managed rental with new modular units or to residential with new shares in Briny, 3)convert the South lot and Quonset 2 to a self storage/multi-use commercial facility.
- B. Sales and Rentals Pres. Brannen:** 84 rentals, bulk of rentals for the season

**XI. Old Business**

- A. Ratification Motion by President Brannen** to allow use of corporate property to install a retaining wall along south end of Hibiscus by adjacent owner. Seconded. Discussion followed. Pres. Brannen asked if anyone wants to change their previous vote. Ratification of the vote passes 6-1.

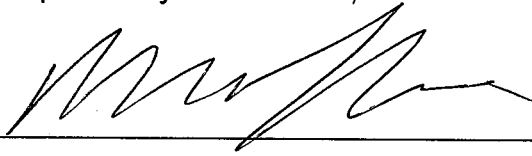
**XII. New Business**

- A. Consent agenda items**
- i. Membership Decisions:** Chris Nagiewicz E5 added as new shareholder; CD-11 Poulos transfer to trust; K20 Shrader transfer to Debra and Ronald Shrader; J4 Clark bought from Grant
- B. Appointment of District 3 Director to complete term of Gene Adams who has resigned. Motion by Holly Reitnauer to appoint Lee McMorrow as District 3 rep through 2/20. Seconded. Motion passed unanimously.**
- C. Board's Direction to the Futures Committee Recommendations:** Rank Order. Director Weir began discussion about rental property and how difficult it is. Director Gross feels we would

have to sell more shares and it would dilute his own. He sees it as a commercial rental space that benefits the people of Briny themselves. Further discussion followed regarding whether the Board has the experience to handle some of these recommendations. Jerry Lower E-203 responded that they are recommending something 'low traffic' that would benefit Briny people. Stockholder comments by Ira Friedman A-5, MaryAnn Sperazza Q-212, Suzanne Snyder-Carroll U-208, Diana Moll C-207 (member of committee), Susan Atlee F-201, Sue Thaler Q-207 (member of committee) Pres. Brannen gave 5 minute recess for BOD to rank. President Brannen: first choice by BOD is #1 (rental) #2 (sell new shares) #3 (create long term master plan) ; Jerry Lower then asked how to go about getting this on a ballot

- D. Resurfacing of Shuffle Board courts 1-6 **Motion by Director Gross to approve up to \$8K to resurface courts 1-6 to be taken out of capital assets reserves.** Seconded. Discussion followed. **Motion passed unanimously.**
  - E. Removal of the abutment at Hibiscus egress **Motion by President Brannen to remove the abutment not to exceed \$2400 and to use JJC Construction.** Seconded. Discussion followed. Stockholder comments/questions from Cindy Holbrook B-14, MaryAnn Sperazza Q-212. Roll call vote taken. **Motion carries 4-3. (yes votes: McMorrow, Brannen, Gross, Reitnauer) (no: Black, Weir, Goudreau)**
  - F. Initial Ballot Items for 2019 President Brannen showed Power Point presentation including more tiki umbrellas, amendment of bylaws (allow certain ballot items to be less than 51% of shares and instead 51% of votes; moratorium for 3 years instead of 1 to rent) There will be a meeting on 12/20 at 11am to discuss possible ballot items. Stockholder comments/questions: Suzanne Snyder-Carroll U-208, Ira Friedman A-5
- XIII. **Shareholders' Comments** Suzanne Snyder-Carroll U-208, Christina Adams K-207, Don Kimber J-19, Tom Goudreau K-12
- XIV. **Adjournment Motion by Director Gross to adjourn at 11:29am.** Seconded. **Motion passed unanimously.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Michael Weir', written over a horizontal line.

Michael Weir, Secretary Briny Breezes Inc.

Date Approved: January 9, 2019