

MINUTES

Regular Meeting of Briny Breezes, Inc.

Wednesday November 14, 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. Meeting called to order at 9:02am by President Brannen; Roll Call: Present: President Susan Brannen, Ted Gross, Tom Goudreau, Keith Black, Holly Reitnauer, Mike Hill (by phone); Absent with notice: Mike Weir and Gene Adams. Manager Donna Coates present.
- III. Proof of Notice posted 11/9/18 at 4:15pm; 2 corrections to the agenda were made with apologies: Affected driveways on Lark moved to old business. Minutes to be approved are from 10/10/18.
- IV. Approval of previous minutes from the Special Meeting held 10/10/18; **motion by Brannen to approve minutes as previously distributed and amended to eliminate name of stockholder; Seconded; Motion passed unanimously.**
- V. **Reading of Correspondence to the Board:** Reading of correspondence to the Board read by President Brannen and Director Gross from Dave Westgate I-16 (2), Doris Hambacher M-209 (Coir Trustee), Paul Ruopp N-210, Ralph Baker I-207
- VI. **Report of the Officer's**
 - A. President: A few highlights: As your President I presided at 2 meetings here in Briny over the summer. I attended another meeting via phone and the Finance Committee meeting. I was in weekly contact with our General Manager Donna Coates. I also had a couple of contacts with the Town Council President over the summer months. Since my arrival a week or so ago I have attended a training session to increase my knowledge re: legislative changes and innuendos of the Statute. With GM Coates I have met with a VP of the Development company on Briny

DISBURSEMENTS AS OF 10/31/2018

\$
176,258.16

General Manager's Report: November 14, 2018 Board of Directors
Managers Report

- A very busy summer of repair and maintenance.
- 8 bathhouses painted, window replaced and a few sinks
- Roof on the shuffleboard, stack pipes cut, court area painted and safety striped, bleachers and benches painted.
- Beach cabana fascia painted, new strings of lights, bathrooms painted and ceilings repaired.
- All floors washed and polished
- Card room facelift
- Restrooms in the community center painted, and new tile
- Q3 siding and studs replaced on the south wall
- Fountain Project now up and running, pavers and asphalt repair in process
- Flamingo and Lark road projects delayed but back on track for paving
- Office painted, carpeted

VII.

VIII. Police Report/Captain Yanuzzi: Captain Yanuzzi provided his report. He included some basic information about golf cart crossings. He said they would continue the education phase. They want compliance rather than enforcement. Some questions from shareholders on parking enforcement.

IX. Town Liaison Report: Mayor Bennett: Roger Bennett, Mayor reported on the presentation and Q & A from the previous evening. He received a few questions and comments.

X. Committee reports

A. Storage and Maintenance: Keith Black Board liaison provided a brief update on the south lot.

B. Sales and Rentals: As you all know this committee meets monthly throughout the calendar year. Thus far they have processed 53 rental applications and more than 20 membership applications

and Family Transfers. Many thanks for their efforts and attention to detail.

C. Landscape: Ken Gross

- **2018 Summer Re-Palming Program**
 - 11 Trees/Palms removed YTD on Corp.
 - 19 Re-plants to replace recent or previous removals
 - Vandalized - Gumbo Limbo replaced with Coconut Palm

- **2018 Summer Landscape Improvements**
 - North Ruthmary (G Row) Shuffleboard Wall Gardens
 - South Laundry Room Gardens
 - Mulching Program to prevent "Ganoderma Butt Rot"

- **Beach Dune Restoration**
 - Met with Palm Beach Co EPA / Coastal Control
 - Approval/Permit Dune Plantings
 - Discussion of Sand Drift problems
 - * Approval of reconfigured dune path fencing
 - * Approval of Leveling Raised Turf Mounds in Park Lawn

- **Shoreline Restoration / Erosion Control**
 - Met with Anchor Marine Service to discuss erosion of riprap along Intracoastal

- **Fountain Progress**

- Briny Sailfish Sculpture Change Order
 - * Marine Artist & International Known Sculpture John W. Townsend

- **Volunteer Work Days**
 - 5 Summer Volunteer Work Days Held
 - Maintenance Dept has requested our assistance - so scheduling Monthly Assistance projects.

D.

XI. Old Business

A. Affected shareholder's driveways on Lark Dr.

Affected driveways on Lark Drive; Manager Coates explained that there will be a difference in the road elevation for 7 driveways; discussed areas of the contract and that residents are responsible for their driveways. **Motion by President Brannen to withdraw a previously passed motion that says the corporation will pay for transition of driveways; Seconded;** She further stated she was prepared to offer a motion to pay for 50% of the cost of replacing these driveways assuming the shareholder wanted to do this. Discussion followed. Manager Coates then explained that she was hoping the Board would consider helping with the driveways but that it was the board's decision; More discussion with Board and shareholders. **Question called: Director Black, no; Goudreau, no; Gross, no; Reitnauer, no; Brannen, yes; Hill, no; Motion fails 5 no's to 1 yes. New motion by Ted Gross says that transition is based upon 1 foot material per 1 inch change in elevation. Seconded. Motion failed 5-1 (Gross).**

XII. New Business

A. Consent agenda items"

1. Membership Decisions: President Brannen asked shareholders if they wanted to hear this. Several indicated yes. Membership Decisions 5/29/18 to 10/23/18: **J004:** Transfer removing Mark Frezza from Stock (Sheila Grant sole ownership); **G010:** Family Transfer adding Ann Kimlicka Barbara Molina; **I 011:** Glenn and Marie Chapman new stockholders from Wells Partnership; **I023:** Family Transfer to Kimberly Malchuski from Marcia Malchuski; **A009:** James Cullinan and Donna Vincent new shareholders from Amelia Bohne; **A019:** Karla and Timothy Rader new stockholders from Serapio and Ana Cepero; **L205:** Family Transfer adding Linda Sullivan; **E201:** Thomas Goodwin new Stockholder from Serrano and Santa Cruz; **I206:** Annabelle Fuhr new Stockholder from Roddin Trust; **B212:** Family Transfer Tourigny Trust to Michael Tourigny; **G011:** Kimlicka Family Transfer to Barbara Molina and Dorothea Kimlicka; **B209:** Family Transfer Eugene

and Carol Marmann to Marmann Trust; **C202:** John Chakurmanian new stockholder from Wilcox and Benedict

2. Motion to allow use of corporate property to install a retaining wall along south end of Hibiscus by adjacent owner- G-24. This item is placed here to ratify. We have some additional information and some information that we are waiting for the assist in this ratification process. Director Gross moves to postpone the motion made at Oct 10, 2018 meeting and revisit after additional information is received as need. Seconded. Passes unanimously.

B. Painting of the Clubhouse: Motion by President Brannen to pay for painting of the Clubhouse exterior fascia as damaged by Irma to seal, prepare and paint exterior to include fascia, soffits, columns and lattice and pressure clean roof of the Ocean Clubhouse-not to exceed \$3300 from budget line #510 Outdoor Maintenance. Seconded; Three bids were received. Motion passes unanimously.

C. Discussion of temporary use of District 5 for income producing revenue. Briny Breezes had been approached by the Developer of the new Townhouse development South of Briny Blvd. to rent district 5 to use for a sales office. After further discussion with the developer it would not be enough revenue to pursue the idea. President Brannen noted that initially we thought revenue would be significant. and further there would need to be changes in Building codes. Discussion followed. Consensus at the end of the discussion was that we should notify the developer that we are not interested.

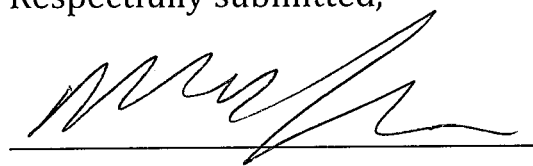
XIII. Shareholders comments

Joe Carroll U-208 wants approval for two more Tiki Huts on the beach; Lynne Weiner M-201 complained about an above ground water pipe that she feels puts people at risk and that we shouldn't have through traffic on Lark and Flamingo during the road project-only resident traffic; Ira Friedman A-5 complimented Donna Coates

as new manager; feels that Briny Breezes should pay for new assets such as Tiki Umbrellas; Brenda Dooley G-208 asking for Corp. to please clean the Hobby Club floor; Dan Statt V-205 thinks Board should consider Ted Gross' proposal about the 1 foot.

XIV. Motion by Keith Black to adjourn; Seconded; Motion passed unanimously to adjourn at 11:06am.

Respectfully submitted,

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

Michael Weir, Secretary Briny Breezes Inc.

Date Approved: December 12, 2018