

# Minutes

## **SPECIAL BOARD MEETING**

Briny Breezes, Inc. Board of Directors

**Wednesday**

**June 6, 2018**

**9:00 am**

Briny Breezes Community Center

### **AGENDA**

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

#### I. Call to order and Roll Call

Meeting called to order at 9:10am

Present are Directors Goudreau, Black, Reitnauer, 1s V.P. Adams, President Brannen, Treasurer Gross, Secretary Weir. Director Hill not present without notice. A quorum is present. GM Coates present.

II. Proof of notice posted Friday June 1 2018 by Donna Coates general manager.

III. Approval of minutes (if any)

**Secretary Weir moves to approve and waive the reading of the April 11<sup>th</sup> regular board meeting and the April 14<sup>th</sup>.closed door meeting as previously distributed.** Approves unanimously. 7-0.

IV. Officers reports (if any)

President Brannen: We have successfully hired a new GM: Donna Coates. Great knowledge, skills and loves her job. Passionate and anxious to enjoy the community. In May, forwarded an email if we were still interested in selling. No offer or price. Based on vote in February, we declined to pursue.

V. General Mangers Report

General Manager Donna Coates delivers managers' report.

VI. Reading of correspondence to the Board if directly relates to Special Meeting Agenda- None was received.

*\*Director Hill now on the line 9:28am.*

VII. Committee Reports (if any)

Director Black: Storage and Maintenance: Storage lockers are being built. Going through and identifying people with multiple parking spots in S. Lot. Allowing only 1 per owner.

VIII. Unfinished Business

- A. Golf Carts Crossing A1A and traveling on the sidewalks- possible solutions short term and long.
  - a. Solutions have possible long term and short term solutions.
  - b. **Director Black makes a motion to limit discussion to 30 minutes.** 2<sup>nd</sup> by. Motion carries unanimously. Ends at 10am.
  - c. Dale Sugarman presents a golf cart work around (not for crossing A1A and use of sidewalks). Folks with disabilities are protected under ADA and also by Florida state statute. If you have a disability, you can use an “other, power driven mobility device”. You may use that to cross state A1A and you may use it on the sidewalk adjacent to A1A with one caveat. If you have a disability and want to cross or use on sidewalk, you must yield the right of way to pedestrians and you must give an audible signal you are approaching. Very clear definition. Valid state issued parking placard as a credible assurance that the other power driven mobility device is for use.
  - d. Police Chief Yanuzzi discusses that this option above is ok. FDOT legally will not give an opinion that this applies to the situation. No one gives an opinion. Police not enforcing for 2 months starting now. Continues to look for solutions. In the American for Disabilities Act document there is a section referencing whether the use of opmd (other power-driven mobility device) creates a risk or opposing a conflict with federal land management, deals with the idea to share a golf cart sidewalk it must be 8 ft web.

- e. Review of all the suggest provided. Cordova is not an approved crossing and must have west-east travel direction.
  - f. Several audience comments and discussions.
- B. Excess funds from 2016-2017 funds- what account? (Gross)
- a. Items b has been moved to before shareholder comments.
- C. Parking- motion from last meeting “People who actually live in their units are eligible to rent/receive a paid parking space.”) Re-consider (Brannen)
- a. **Motion by Brannen withdrawing the motion as written. Motion 2nd**
    - i. Director Goudreau no, Director Black no, 1<sup>st</sup> V.P Adams, yes, Director Hill yes, Secretary Weir yes, Director Reitnauer yes. **Motion passes 4 -2.**
  - b. **Motion by Director Adams. If you rent, you give up your extra parking space. Motion 2<sup>nd</sup>. Motion passes unanimously**
- D. Email blasts (Brannen)
- a. **President Brannen moves to reserve the use of email blast for information that is critical to the corporation as determined by the General Manager and President. Motion 2<sup>nd</sup>. Several stock holders speak regarding use. Motion passes unanimously.**

## VIII. New Business

### A. Ratify/Approve

#### 1. Appeal of the decision of the architecture review committee

- Dean Ryder R-212, Mr. Tenison(attorney for Mr. Ryder) and Tom Olglesby (R-211) discuss at length components of the appeal and dispute.

**Secretary Weir moves to uphold the decision of the architectural review committee of the April 14<sup>th</sup> meeting.** Second. Roll call Director Reitnauer, yes, Secretary Weir yes, Director Gross yes 1<sup>st</sup> V.P. Adams yes, Director Black yes, Director Hill yes, Motions carries unanimously.

2. Sales/Family Transfers (Brannen)

**President Brannen asked that the following recommendations from the Sales and Rental Committee be ratified. All had seen the list prior.**

E-201 Serrano and Cruz to Goodwin- Sale

I-206 Roddin Trust to Annabelle Fuhr- Sale

B-212 Ann Tourigny Trust to Michael Tourigny-Family Transfer

G-11 Kimlicka Family Trust to Barbara Molina and Dorthea Kimlicka-Family Transfer

B-209 Eugene and Carol Marmann Family Trust to Marman Family Trust- Family Trust

C-202 Wilcox and Benedict to John Chakumanian- Sale

Motion carries unanimously.

3. Manager's expenditures for A/C at Hobby not to exceed \$3825.00; provided by Joe & Joe Air Condition Inc., budget line item 511 (Brannen/Coates)

- Don Faron asks if we had other bids. \$2950+ permits, 2<sup>nd</sup> came in at \$4180 and Joe & Joe \$3920.
- **Motion to approve Joe & Joe approved as requested.** Motion passes.

4. Manager's expenditure of walkie talkies for maintenance crew. (Brannen/Coates)

- **President Brannen moves for approval.** Comes out of budget item 532. Passes unanimously.

B. Landscaping committee request of \$2,500 for plantings from Budget item #519. (Reitnauer)

- **Director Reitnauer makes Motion for approval of \$7650. 2<sup>nd</sup> by Secretary Weir by monies already allocated.**

- Laura Petriglia J-30. Talks about bushes needing to be higher
- Lynn Weiner- Lark 201. Complains about the landscape committee getting a lot of money, but no one taking care of it.
- Sue Thaler Q-207.

Vote called. Motion carries unanimously.

C. Square Dance Group's request (Brannen)

- **Motion by President Brannen to allow square dancing to occur for the dates indicated.** 2<sup>nd</sup> by Reitnauer
  - Passes unanimously

E. Shareholder's request for rental of OCH for non-resident (Brannen)

- a. **Motion by Adams to deny the request to allow a predominantly non-resident group to hold a wedding at our ocean club house.**

- i. Nancy Boczon F-4– Several years ago he and his son let him have it.
- ii. Nancy Lee. Advocates for request to be approved

Motions carries unanimous

F. Work Order System (Gross)

- a. Motion tabled.

G. Office repairs, carpeting, ceiling (Brannen & Gross)

- a. Motion is tabled

H. \* Back to letter B. \$49249. Discussion regarding what to do with the surplus.

**President Brannen moves to create a reserve fund to create a reserve fund to fund an objective survey.** Came from the bylaw change.

Sarah A-6. Wants to know what created the excess in money.

President Brannen withdraws motion

**Brannen moves to put the reserves into the park improvement fund.**

2<sup>nd</sup>. Motion passes unanimously.

IX. Shareholders' Forum- comments

- Barbara Molina G-10. Heard carpeting and wants to encourage the board not to use carpeting.

Barb, M-203. Appreciate the email blast

- Kathy Gross F-25 - Wants to support the lease line survey.
- Kathy Gross F-25 Manager of gym indicates that the corp doesn't clean the gym.
- Christina Adams- K-207 – Supports Kathy on the gym. Happy to have a clean gym, but wants to get the gym cleaned on a regular basis
- Lynne Weiner M-201 – Doesn't understand why is it not being cleaned.

#### X. Adjournment

**Motion to adjourn by Director Black at 11:51am.** Motion passes unanimously.

Respectfully submitted,

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Michael Weir, Secretary Briny Breezes Inc

Date Approved: Oct 10, 2018

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X. Adjournment

ALL STOCKHOLDERS ARE WELCOME

This notice is dated and posted on Friday, June 1, 2018.

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Donna Coates, General Manager, Briny Breezes, Inc.