

Minutes
Regular Meeting of Briny Breezes, Inc.
Wednesday April 11, 2018
9:00 A.M. Community Center

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: Meeting was called to order at 9:06. By President Susan Brannen. Roll Call was taken. Present were Directors Adams, Black, Brannen, Goudreau, Gross, Reitnauer, and Weir. Absent with notice Director Hill. Brannen reminded the audience that this is a business meeting and those rules appropriate to such are in place. She reminded all to turn their phones to off or vibrate.
- III. Proof of Notice was posted Monday April 9, 2018 at 8:30 AM
- IV. **Approval of previous Board minutes March 14, 2018.**
 - **Director Weir moves to approve the regular board minutes**
- V. **Reading of Correspondence to the Board**
 - Paul Roupp on behalf of the Community Church
 - Ogelsby
 - Westgate
 - Richard Curtis- Shuffleboard Agenda item below
- VI. **Report of the Officer's**
 - President: President Brannen provided an update on the search for the General Manager. She mentioned that some have suggested that we hire a management company instead of our own GM. She said that anecdotally she believes such a move would change how we function considerably. We would not have daily on-site management, would not necessarily have our own staff and shareholders would not likely have much access. The Tiki Umbrellas that were approved in February, up to two, are in process. A down payment has been made by the Beach Club and with some help from the Bazaar, they should be installed soon. The Beach Club is also holding a Chili cook-off to raise additional funding. We have approval

- Director Gross comments that the motorcycle patrol that goes too fast. Officer McDeven indicates he knows the officer and will discuss it with him.
- Director Adams reports that patrols are driving 30-35mph looking at a computer and almost hit me. Adams spoke with a sergeant.

VIII. Town Liaison Report/VP

- Given by Sue Thaler, Town Council President states the next town council meeting coming up is April 26th 2018

IX. Committee reports

A. Storage and Maintenance: Committee met on 4/9/18. Committee members Benedict, Baumgarten. Penedala, Roop, Vold, Greenwood and Board liaison Black were present.

They discussed and approved by motion the addition of 24 storage lockers in Quonset 3; Suggest that storage rate remain the same. Benedict further suggested that the agreement as written needs to be signed and sent back with payment. Committee supported. The committee further requests that the office implement the storage space agreement. The committee is willing to assist in implementing the rules.

South Lot: Discussion between Scott Benedict and Omar has yielded a plan to firmly designate assigned spaces with a stake.

B. Parking Committee: Doug Baumgartener was able to bring this committee together in short notice. Present was Elbe, Penedala, Molina, Faron, Boczon and Baumgarten. They made several recommendations.

C. Sales and Rentals: They have processed 15 applications for rentals for the next season with another 15 or so in the office for the next meeting.

D. Violations and Fining: One appeals meeting was held. The fine to I-12 was upheld. This unit owner has received several fines over the past year. Recently all of them have been paid.

E. Futures Advisory Committee summary report as provided by Jerry Lower.

The Committee has met four times and had one informal field trip this year. Attention has been focused on two topics.

1. Learn about companies that build “storm worthy” manufactured homes that might become part of the housing stock in Briny Breezes.

Karen Adams, president of Green Dwellings gave a presentation to the group; four members took a field trip to visit one of her residential buildings in West Palm Beach.

2. Look at business partners that would be located in District 5 or along A1A that would generate revenue and or provide meaningful services to the residents.

A couple of meeting with a local builder/developer who specializes in Assisted Living Facilities (ALF) that might be located in the boat trailer parking lot along A1A and the adjacent Quonset hut to the East were held. A meeting is planned with a representative from Bethesda Hospital to explore a small walk-in-clinic that might be located in District 5. In both of these cases we anticipate that Briny would be in a landlord role and the business partner would be responsible for the construction of the require building(s)

The next meeting is planned for Monday April 16 when we will hear from the members who took in the field trip to Green Dwellings and we expect to have a pro-forma put together on the potential income that an ALF could generate.

Also discussed the potential for District 5 to accommodate a growing demand for automobile and or travel trailer parking if needed. We need additional input from the Briny Parking Committee before we make any recommendation on that.

X. Unfinished Business: Updates on Committee memberships: Motion to approve the following made by President Brannen.

A. Sales and Rentals: Board Liaison: Susan Brannen

District 1: Eileen Duffy, Cynthia Holbrook

District 2: Nancy Aceto- Co-Chair, Donna Clarke

District 3: Diane Arnold, Gail Elble

District 4: Sue Thaler- Co-Chair, Chuck Foland

B. Violations and Fining: Board Liaison: Susan Brannen

District 1: Patrick Duffy, Nancy Boczon

District 2: Nancy Aceto, Charlene Murray

District 3: Doug Baumgarten, Open

District 4: Eric Wolfbrandt, Steve Adler

Member at Large: Cynthia Holbrook, Chair

C. ARC (BOD Sub-Committee)

District 1: Ted Gross, Chair

District 2: Tom Goudreau

District 3: Holly Reintenauer

District 4: Michael Weir

D. Parking: Board Liaison: Tom Goudreau

Doug Baumgarten, (D3)Chairman

Cynthia Holbrook (D1)

Nancy Boczon (D1)

Charlene Murray (D2)

Barbara Molina (D2)

Victoria Penaldea (D2)

Don Faron (D3)

Diane Arnold (D3)

Gail Elbe (D4)

E. Storage and Maintenance: Board Liaison: Keith Black

Scott Benedict

Hensel Vold

Victoria Penaldea

Tom Roop

Doug Baumgarten

Henry Greenwood

Tim Hayes

F. Marina and Watercraft: Board Liaison: Gene Adams

Tom Byrne: Chair

Richard Alter

Doug Baumgarten

Chick Behringer

Joe Murray

G. Fire Watch: Board Liaison: Tom Goudreau

Members of Fire Watch Committee 2018-2019 (Crowd
Managers)

Roger Klink, Chairman

Susan Atlee, Secretary

Paul Ruopp
Nate Eastman
Doug Harrison
Gaylord Armstrong
Steve Adler, square dances
John Legrow, square dances
Karen Roop, Boating & Fishing
Chuck Foland, Boating & Fishing

H. Rules and By-Laws: Board Liaison Keith Black

No members

I. Voting Oversight: Board Liaison Mike Hill

No members

J. Finance: Board Liaison: Ted Gross

Don Faron
Paul Roupp
Dave Bayless
Sue Thaler
GM- ex officio

K. Seawalls and Drainage: Board Liaison: Michael Weir

Gail Elbe -

L. Landscape/Beautification: Board Liaison: Holly Reintnauer

Joe Coyner
Ken Gross, Chair
Christina Adams
Michael Amaturro
Jane Fox
Gary Gasco
Lisa Goudreu

M. Welcoming and Orientation: Board Liaison Susan Brannen

Nancy Aceto
Eileen Duffy
Nancy Greenblatt

N. Security Board Liaison: Michael Weir

Susan Atlee – Chair

Diane Arnold
Bill Birch
Mike Amaturro

O. Futures: Board Liaison: Michael Weir

Jerry Lower,
Dave Westgate,
Ira Friedman,
Diana Moll,
Tom Goudreau,
Susan AtLee,
Sue Thaler,
Ray Wiersema,
Joanne Long,
Ken Gross,
Victoria Penaldea

P. Two Story Structures: Board Liaison: Michael Weir

Sue Thaler
Ira Friedman

Q. Hurricane/Emergency Prep and Response (BOD Sub-Committee)

Ted Gross
Gene Adams
GM- ex-officio
Omar Velaquez- Maintenance Mananger

R. By-Law Amendment (BOD sub-committee)

Susan Brannen

19. Executive committee (BOD sub-committee)

Susan Brannen, President
Gene Adams, 1st Vice President
Ted Gross, Treasurer
Michael Weir, Secretary.

President Brannen moves to add the request for the shuffleboard opportunity. Motion carries unanimously.

XI. New Business

A. Ratification/Approval “consent agenda items”

1. Membership Decisions:

- a. U-204 Family Transfer Butts Trust to Jennifer Porman and Julie Sage
- b. S-206 James and Jane Fox (already members) buying from Dernbach
- c. E-203 Family Transfer- Lower to Mary Leming and Jerry Lowe Rev. Living Trust
- d. H-207 Gabrielle Carol Taylor for membership buying from Martin
- e. J-201 Family Transfer Watkins to James and Elizabeth Watkins
- f. G-006 Leonard Pisciotto (already member) buying from Fuchs

Weir asks if there were any applicants that caused concerned.

Motion to accept made by Brannen. All in favor of accepting.

Approved unanimously.

B. Parking Committee- change to a standing committee status with the following charge

The Parking Committee consists of volunteer stockholders from all four Districts of Briny. It is organized to address the parking concerns of Shareholders as well as the Board of Directors.

It will meet as needed throughout the year locating new Rental, Guest and Handicap spaces, propose rental fees, restrictions, suggest new rules to the Board, and help see that current rules are obeyed. (Goudreau)

Director Goudreau makes motion to accept the parking committee as a standing committee. Motion passes unanimously.

Director Goudreau makes a motion for the charge of the standing committee. “I move to accept the charge as proposed. Motion passes unanimously.

C. Changes in Rented Parking Space Criteria: Motion to approve (Goudreau)

1. As recommended by the Parking committee to increase the rental fee from \$100 - \$200 a year. Must be a stockholder to rent a parking space. Only 1 rental park space allowed per unit will be allowed ***Goudreau makes a motion to raise the parking from \$100 - \$200 per year.*** Seconded.

Gail Elbe speaks to the motion by reviewing the discussion;
Motion passes unanimously.

2. ***Director Goudreau makes a motion to rent only to shareholders that live here. Not for people who rent their units.***
2nd by Gross.

Discussion included only stockholders who actually live in their units are eligible to rent and receive; Barbara Molina says just create more parking spots; ***Goudreau restates motion as "Stockholders who actually live in their units are eligible to rent/receive a paid parking space."***

Vote called: Black yes, Goudreau yes, Adams yes, Gross yes, Weir, no **Motion passes.**

3. ***Goudreau makes a motion that stock holders can only have one rental parking spot per unit."*** Motion passes unanimously.

4. ***Goudreau "Makes a motion that any shareholder may have only 2 registered cars"*** . Seconded. The vote was called.
Unanimously No.

D. Approval of the replacement of the north and south cabana roofs: AMS-Bonded Aluminum: Roof Reserves #903 not to exceed \$14,500. (Brannen) The ballot item to approve the Tiki Hut structure to replace the ocean cabanas was defeated. The ballot information stated that if defeated, the roofs would be replaced with bonded aluminum as provided in the quote from AMS. The profile of the structure remains the same.

Susan Brannen makes a motion to approve the purchase of the cabana roofs for a total cost of not to exceed \$14,000 (\$13960 price quoted) and come from Roof reserves #903. Seconded. Motion called: **Passes unanimously**

- E. Storage and maintenance- **Director Black makes a motion to build 24 additional storage units in Quonset 3. At a cost of \$3,200 #328 operating fund or park fund (Black).** Seconded. Vote was called. Reitnauer yes, Weir yes, Gross yes, Adams no, Goudreau, no, Brannen – yes Motion passes 4-3.
- F. Electronic Filing: *Simplifile*: **Brannen motions for Approval to subscribe (\$195/year) and utilize this electronic filing system for Family Transfers, Proprietary leases and Assignment of Leases.)** Gross 2nds the motions. **Motion passes unanimously**
- G. An additional Check signer per new By-Law 5.10 “The Board of Directors may appoint one additional Director authorized to sign checks and financial papers in lieu of either the President or the Treasurer if either will not be in Briny Breezes, Inc. for more than five (5) consecutive days or otherwise incapacitated.” (Gross)
Director Gross makes a motion to add Gene Adams 1st Vice President as an authorized check signer. Seconded. **Motion passes unanimously.**
- H. Approve Shuffleboard’s request/correspondence: (Brannen)
President Brannen makes a motion to Approve shuffle board request to allow players to come and play shuffled board on the dates specified. Seconded. Brannen suggests use Rule A.2.d. here. **Motion passes unanimously.**
- I. Moratorium on new building or additions (Hill)
Director Brannen moves that we table this item. Seconded. Director Hill is not here to present the motion. **Motion passes unanimously.** Motion carries
- J. Discussion on the Corporation’s 60th anniversary and pending difficulty with a vendor. Vendor that we paid \$525 dollar deposit and they did not show-up for the event in spite of calls etc. and they’re refusing to give the money back. They’re claiming that they will sue the corporation and Kathy and Ted Gross because they heard negative comments were made. **Gross makes a motion that we take Troy’s BBQ to small claims court for return of the \$525 made as a deposit for the food truck for the Briny 60th anniversary”.** Seconded. **Passes unanimously.**

K. Discussion on correspondence to the Board- what gets read, what is an FYI? Informational correspondence, Signed correspondence; ***Motion made by President Brannen that we accepted signed correspondence to the office of no more than 2 pages for reading.*** Seconded. **Motion passes unanimously**

L. Shareholders' Comments

- a. Ira Friedman thanks corporation for the Cabana roofs and the Tiki Umbrellas
- b. James Arena: talks about a guest that was involved in a frivolous law suit. States that he has left a petition requesting that all persons visiting sign a waiver.

M. Adjournment

- a. Black motions at 11:32 to adjourn the meeting. Motion 2nd and meeting adjourned at 11:32.

Respectfully submitted,

Michael Weir, Secretary Briny Breezes Inc

Date Approved: June 6th, 2018

NOTICE

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Agenda

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- N. Pledge of Allegiance and a moment of Silence**
- O. Call to order and Roll Call**
- P. Proof of Notice**
- Q. Approval of previous Board minutes March 14, 2018**
- R. Reading of Correspondence to the Board**
- S. Report of the Officer's**
 - a. President
 - b. Treasurer
- T. Police Report/Captain Yannuzzi**
- U. Town Liaison Report/VP Adams, Town Manager Sugerman or
Town President Thaler or Mayor Bennett**
- V. Committee reports**
 - a. Storage and Maintenance
 - b. Parking
 - c. Sales and Rentals
 - d. Violations and Fining
 - e. Others
- W. Unfinished Business**
 - a. Updates on Committee memberships: Motion to approve.**
 - 1. Sales and Rentals
 - 2. Violations and Fining
 - 3. ARC (BOD Sub-Committee)
 - 4. Parking
 - 5. Storage and Maintenance

6. Marina and Watercraft
7. Fire Watch
8. Rules and By-Laws
9. Voting Oversight
10. Finance
- O. Seawalls and Drainage
12. Landscape/Beautification
13. Welcoming and Orientation
14. Security
15. Futures
16. Two Story Structures
17. Hurricane/Emergency Prep and Response (BOD Sub-Committee)
18. By-Law Amendment (BOD sub-committee)
19. Executive committee (BOD sub-committee)

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- d. **Storage and maintenance-** Motion to build 24 additional storage units in Quonset 3. (Black)
- e. **Electronic Filing: *Simplifile*:** Approval to subscribe and utilize. An electronic filing system for Family Transfers, Proprietary leases and Assignment of Leases. (Brannen)
- f. **An additional Check signer per new By-Law 5.10** “The Board of Directors may appoint one additional Director authorized to sign checks and financial papers in lieu of either the President or the Treasurer if either will not be in Briny Breezes, Inc. for more than five (5) consecutive days or otherwise incapacitated.” (Gross)
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- i. **Discussion on the Corporation’s 60th anniversary and pending difficulty with a vendor.**
- j. **Discussion on correspondence to the Board-** what gets read, what is an FYI?

Z. Shareholders’ Comments

AA. Adjournment

Proof of notice: Posted April 8, 2018 at 8:30 a.m.

Susan J. Brannen, President