

Regular Meeting of Briny Breezes, Inc.

Wednesday November 13, 2019

9:00 A.M. Community Center

Minutes

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 by President Susan Brannen at 9:06 a.m.**
Directors present: Susan Brannen, Leigh McMorrow, Tom Goudreau, Keith Harrah, Ted Gross. Via Phone was Mike Hill. Absent with notice: Holly Reitnauer and Mike Weir. GM Donna Coates was present.
- III. **Proof of Notice**
Verified posted 11/10/19 1:30 p.m. by Susan Brannen.
- IV. **Approval of previous Board of Directors minutes**
Corrections to the minutes to be made are as follows:
IX a.ii. Change Tom Gross to Ted Gross, X.e. strike last sentence and replace that Rules-Soliciting to be re-discussed with 15-day notice. X.h. change "purchase electronic software" to "electronic voting service from our attorney" IX.b. add Unit # G-19.
Motion to approve by Keith Harrah with corrections. Seconded Leigh McMorrow. Motion carried unanimously.
- V. **Reading of Correspondence to the Board:**
Correspondence from Edith Behm O201A, Gay Sideris T206, Laura Laramée R207, Berta Souto H6&R207, James Arena Q209, response to J Arena by President Susan Brannen, James Arena Q209, James Arena Q209, response to J Arena by GM Donna Coates, Dave Westgate I16.
Ted Gross suggested that we don't read all correspondence if not typed, signed & mailed to office, Susan Brannen suggested we put on Agenda to address format of letters received.
- VI. **Report of the Officer's**
 - A. President, Susan Brannen reported:
New parking decals which when you register will get you your seasonal pass also. If you do not register a car, please stop and ask for the seasonal pass. Ocean Ridge is back as our police force. The Town asked and they are complying with stricter enforcement for parking. Let's just say transitions never seem too easy. With the season beginning committee meetings and clubs will be back up and running. You should be getting the form to join clubs. You can join a club just as a way of support. Committee liaisons and chairs- please remember that agendas must be posted 48 hours in advance, a quorum needs to be established if motions are to be made and

approved and minutes posted after they have been approved. Sharon and/or Mary should be able to help get the minutes posted. Board liaisons are members of the Board committees. And finally, I want to thank in advance all of you who kindly share your ideas, concerns and thanks be it at a Board meeting, in person or through an e-mail. We use this feedback to inform- inform future agendas, changes in process or support for a process in place. They do not go unnoticed.

B. Treasurer, Ted Gross reported: UNAUDITED

RESERVE CASH AS OF 10/31/2019	\$789,882.51
TOTAL OPERATING & RESERVE	\$2,078,433.22
LATE ASSMNTS ACCOUNTS (Greater 90/days, 4 units)	\$4,027.20
LATE YACHT BASIN TO DATE	\$8,441.50
TOTAL LATE	\$12,468.70
INCOME AS OF 10/31/2019	\$309,040.51
DISBURSEMENTS AS OF 10/31/2019	\$173,406.23

VII. General Manager’s Report

Donna Coates reported:

Summer was productive, longtime employee, Christy, left and introduced Mary Turnbull. Violation letters were sent out as part of the GM’s job. Briny was spared from Hurricane Dorian, this worked to our advantage, units were cleaned up. Change in Landscape/Crew; Wolfgang was hired and doing good job, Oscar as well. This will enable us to cut out price increase from present landscape company. As additional cost savings we are pricing equipment to buy. Lots of time spent on sales and rentals lately. Ocean Ridge new Police Dept, lots of tickets, we towed vehicle parked illegally. New decals 2020 new look, all need to get parking placard if they have vendors working at their units. Proposing cameras at fountain, hobby and south storage. Scanner cards going live at pool, make sure you have your access card with you at all times. Board approved our new website should be up and running soon. “Consent to Publish” forms at office, all will need to fill out as we are updating the Resident Directory. Arranging for electronic voting with our attorney, Becker, looks good.

Projects during summer: floors cleaned & polished, plantings all around, wall repair, sand at OCH removed from Hurricane Dorian, pool leak repaired by Andy and drain pipe which was a huge savings, cabana painted, trimming of trees all around. Tie down program went great so far, “Thank you” to Sue Thaler, over 300 done, Storm Ready will be back to do more in December. Board of Directors renewed General Manager contract for 1 year.

VIII. Police Report/Chief Hal Hutchins

Chief: Thank you, good to be back, working on lots of tickets. As of 10/2019 475 total calls of which 382 district checks. Since 11/2019 several parking related calls with 8 tickets, running red light at Cordova, enforcing of parking will be strict as per Town of Briny Breezes requirement, officers looking for any Bring Breezes permits. Make sure you get your decal & parking passes, residents need to follow ordinances, officers are finding fraudulent placards, residents need to be

aware that once ticket is issued, Town of Briny Breezes or Briny Breezes, Inc. cannot fix them, they need to go through proper channels according to directions on ticket.

Discussion; comments included concerns of if people come in late, after office hours, Chief suggested maybe you can be neighborly and get a parking placard but DO NOT share parking passes, against rules, concerns about speeding on Cordova were expressed. Tickets are Town of Briny Breezes issue, suggests addressing with Town of Briny Breezes.

The Ocean Ridge Police Department is hosting an "intro" social at Town of Ocean Ridge 6-8pm with info.

IX. Town Liaison Report/ Sue Thaler

NOV/DEC Town Council Meeting is combined due to holidays, it will be 12/5.

Town of Briny Breezes had a Meeting on 11/14 2pm re: resignations of Town Manager and Town Clerk. Tie down program successful with over 300 done, took 5 years of planning, we are pleased! There will meeting on 12/10 to discuss return of Storm Ready, update residents. Thank you for assistance to Mary in office, reminder for residents to go to office for report and certificate, reach out to neighbors too to let them know. Sue reported that ticket payment envelopes can be dropped off at the Town Office. Money from tickets gets deposited and goes towards operation expenses.

X. Committee reports

A. Storage and Maintenance/Leigh McMorrow

Meeting last week, Jim Phillippi is chair. Rate changes for storage, camera now on gate. Attorney suggested we separate rules from contract, and it has been proposed.

B. Sales and Rentals/Susan Brannen

This committee continued to meet monthly throughout the summer. Currently 64 rental applications have been processed and it is suspected that November's meeting will yield a substantial number for a January arrival. We also see shareholders meet with great success in their quest for a buyer as well. The committee continues to learn as we read new and different leases as well as configurations of trusts. Hopefully as we re-do our by-laws, we will be able to tighten up what we expect. Later you will hear that we have also processed over 28 applications for membership/sales and family transfers.

C. Finance/Ted Gross

The Committee met to start the work for tentative budget, will have a meeting 11/26. The goal is to have a suggested budget to approve.

Landscape/Ken Gross N203

2019 Summer Re-Palming Program; 8 trees/palms removed YTD on Corp., 7 Re-plants to replace recent or previous removals

2019 Summer Landscape Improvement:

Institution of palm fertilization program mulching program, economizing & stretching budget

Developed working relationship with "wholesale nursery" and discount relationship with grounds keeping equipment distributor

Creating an in-house nursery, new planters purchased by Bazaar funding; 8 for pool railing planters along railing repair & repainting, 5 for shuffleboard railing planters, work on Shuffleboard wall gardens, removal of debris & weeds, trimming of trees & shrubs, edging and pressure washed

Enhancement of main entrance, fountain area surround, Texaco wall enhancement continues, trimming of seagrapes, continued dune flowering and shoreline restoration / erosion control. We had Volunteer Work Days: several individuals over summer volunteered to maintain planters & flower beds, we will advertise for winter volunteers.

Friday's Beach Park Work Day for anyone interested in helping.

XI. Old Business

A. Surf Club

Susan Brannen, we said we would re-discuss after the waiver was received. We have it in our packets.

Leigh McMorrow made a motion to table any discussion due to Department of Business and Professional Regulation petition. Seconded. Motion carried unanimously.

B. Tiki Umbrellas

President Brannen notes that pictures have been submitted indicating that the Briny Beach had many Tiki Umbrellas previously. This suggests that it may not be a material alteration.

Ted Gross made a motion to approve the installation of 3 additional Tiki Umbrellas 2 south side, 1 north side not to exceed 6 and not to be in front of the Ocean Club House at no cost to the corporation. Seconded.

C. Equipment for Lawn Maintenance

Motion made by President Brannen to approve up to \$8,000 to purchase a mower to do our own lawn maintenance 2nd by Ted Gross. Motion carried unanimously

D. Lark St.

Leigh McMorrow made a motion to remove the curbs along Lark Dr. Seconded.

One of the recommendations made by the engineer as reported was to remove the curbs thus allowing the water to go into yards etc. not just driveway areas.

Leigh asked to table this motion given now conflicting reports from folks who live along Lark. Seconded by Ted Gross

E. Card Scanners

Donna Coates: reported that all scanners were working. The scanner at the Pool and Mailroom are going live Monday 11/18 for the pool and that both scanner and punch code system will remain in the mailroom for the time being. President Brannen suggested we do this in a month when all folks have arrived and have been forewarned adequately.

F. Cordova Wall Update

Donna Coates: we have reached out to surveyors for opinions. We know that we will have issues with encroachment and will need to work with our neighbors.

Susan Brannen: try to get an idea of scope by next Finance Meeting.

XII. **New Business**

A. Consent Agenda Items

1. Membership Decisions

Susan Brannen: Board of Directors has already seen all sales, all approved

Motion to not read all 28 sales but include in the minutes.

1. Membership Decisions

- a. UNIT # L002 & L003 Henderson Trust to Henderson Trust as amended. 5/28/19
- b. G002 (H1/H2) John Stanley to Eugene and Melissa Brugger 5/28/19
- c. UNIT # E211 Jurovaty to Jurovaty Revocable Living Trust 5/28/19
- d. UNIT # L211 Don and Jane Faron to Linda Lewis 5/28/19
- e. UNIT # F013 Neff to Barbara Harris Trust 5/28/19
- f. UNIT # F013 Family Transfer Harris Trust to Harris/Dominguez Trust 6/25/19
- g. UNIT # F006 Family Transfer Drew Tenny to Tenny Trust 6/25/19
- h. UNIT # F005 Family Transfer Virginia Brown to Brown Trust
- i. UNIT # CD014 Family Transfer Senozetnik to Jay and Shari Senozetnik 6/25/19
- j. UNIT # O212 Robert Gordon to Thomas Murphy and Susan Moore 6/25/19
- k. UNIT # I208 Clements & Collins to James McGinley and Betsy Bruns 6/25/19
- l. UNIT # B212 Mike Tourigney to John Stanley and Alfred Pesce 6/25/19
- m. UNIT #G203 Family Transfer Joanne Coppola and Michael Coppola to Joanne and John Coppola
- n. UNIT # M203 Carol Arena to Thomas & Michelle Schank 6/25/2019
- o. UNIT # C210 Betty Vold to Michael and Colleen Amideneau 7/30/2019
- p. UNIT # I024 Family Transfer Strank Trust to Kathleen M. Strank 7/30/19
- q. UNIT # B007 Florence Wade and Anne Vertrees
Family Transfer Florence Wade & Anne Vertrees to Anne Vertrees and Jason Vertrees 7/30/19
- r. UNIT # I021 Kathy Hale to Pachera Family Incentive Savings Trust 7/30/19
- s. UNIT # E008 Gary Sullo to Linda L. Johnston and Rebecca Johnston 7/30/19
- t. UNIT # J029 Nadia Parikka & John Viscagliosi to John A. Viscogliosi 8/27/19
- u. UNIT # J030 Ana Laura Petriglia to Nadia Maria Parikka 8/27/19
- v. UNIT # Q213 Mosher Trust to Craig and Shirley Myers 8/27/19
- w. Unit L031 Pollack Trust to Reva Kai Feldman 8/27/19
- x. L-2 Jerry Henderson to Victoria Slater Real Estate Trust 8/27/19
- y. UNIT # G010 Family Transfer Molina and Kimlicka to Molina Rev Trust Agreement 9/24/19

- z. UNIT # G011 Family Transfer Molina and Kimlicka to Molina Rev Trust Agreement 9/24/19
- aa. CD 006 Family Transfer Oldis to Erik and Michael Oldis
- bb. D206 Musacchio to Tobin Cultrera 10/29/19

B. Discussion of temporary use of District 5 for income producing revenue

Susan Brannen: Motion Susan Brannen moved that we rent 10 spots for cars/non-commercial pick-up trucks from 8 am to 5 pm Monday through Friday along the south side (facing the town Hall) of District 5 to the contractor of Gulf Stream Views for \$300/month from commencement of contract until completion of project. A contract would be needed. Seconded.

Discussion: \$300 not enough.

Motion amended and seconded to ask \$600 per month.

Motion carries with 6 yes and 1 no (Goudreau)

C. South Storage Lot Contract

It was suggested that we separate the Contract and Rules, make 2 documents

Raise of rates discussed

Motion by Leigh McMorrow to separate the rules and contract and raise rates effective for 2020/2021 Seconded by Susan Brannen, Motion passed

D. Seawalls

President Brannen makes a motion to establish an Ad Hoc Board committee to work closely with the GM to one. Hire a consultant to write an RFP that can be sent out Jan 1, 2020 and then to review Bids to that RFP by Jan 30 and come back to the February Board meeting with a recommendation. Mike Weir has offered to chair it, Susan Brannen, Leigh and Keith. Seconded. Vote was called and passes unanimously.

E. Election/Voting Committee

Susan Brannen: At this time, I would like to make a Motion to approve the following election committee members. I will be adding additional ones, but this is who I have confirmation from

District 1: Eileen and Patrick Duffy; District II: Randy Young, Nancy Aceto and Janet Adams; District III: Sue Gross, Scott Benedict and Nancy Greenblatt and District IV: Sue Alter.

Motion is seconded. Motion carries unanimously.

F. Shuffle Board Tournaments

Motion to suspend Rule A. 2. d. for the following tournaments:

States: November 25,26,27, 2019 8:30am to 5pm

SECD Tournament: January 1,2, 2020 8:30am to 5pm

SECD Tournament: January 23,24, 2020 8:30am to 5pm

Briny Breezes Club tournament February 3, 2020 8:30am to 4pm

AMS tournament (SECD)tournament February 17,18,2020 8:30am to 5pm

SECD Tournament March 5,6, 2020 8:30am – 5pm .

Bing Meunier Memorial March 16,2020 8:30am -4 pm

Motion to use District V for permitted parking on November 25,26,27,2019 7 am to 6 pm; on January 2, 3, 2020 7 am to 6 pm; January 23, 24, 2020 7:00 am to 6 pm; February 3, 2020 7 am to 6 pm; February 17, 18, 2020 7 am to 6 pm; March 5,6, 2020 7 am to 6 pm and March 16, 2020 7 am to 5 pm.

Seconded. Motion carries unanimously.

XIII. Shareholders' Comments

O203 G Elble: Board of Directors Agenda on website not easy to reach, suggest email blast
CD1 T Brady: we should have flooding and surrounding community liaison to see what other communities are doing

Q209 J Arena: reported his request to Department of Professional and Business Regulation was denied, will give copy to Board of Directors

XIV. Adjournment Motion by Susan Brannen to adjourn at 12:10 p.m. Seconded.

Respectfully Submitted,



Keith Harrah, Secretary

Date: 11/18/19