

NOTICE
REGULAR MEETING OF BRINY BREEZES INC BOARD OF DIRECTORS
9:00 WEDNESDAY FEBRUARY 13, 2019
BRINY BREEZES COMMUNITY CENTER AGENDA

All stockholder comments limited to three (3) minutes per agenda item

- I. Pledge of Allegiance & moment of silence
- II. Call to order and Roll Call: Meeting called to order at 9:03am. Present: President Susan Brannen, Treasurer Ted Gross, Mike Hill, Tom Goudreau, Keith Black, Leigh McMorrow. Absent with notice: Mike Weir and Holly Reitnauer. Also present was Manager Donna Coates.
- III. Proof of notice was posted by Manager Coates on February 11, 2019.
- IV. Approval of previous Regular Board meeting 1/9/19, Budget meeting 2/1/19 and Special meeting 2/1/19. **Motion by President Brannen to waive reading and approve the previous minutes. Seconded. Motion passed unanimously.**
- V. Reading of Correspondence to the Board: From the Cabaret Club regarding the March 23, 2019 Beach Party.
- VI. General Manager's report Donna Coates
- VII. Report of Officers
 - a. President Brannen: The Annual meeting notice and ballot were sent out. A big thank you to a group of volunteers who collated and stuffed the envelopes. As all could see nearly the entire community was involved with Bazaar – not only should we thank ourselves for this participation but also our staff who were there to help during all the prep. For those of you who could make it, you experienced the auctioneer side of our GM. A huge success and lots of fun. On behalf of the Board we look forward to your participation in the Annual Meeting by voting and through your attendance. With only 5 items on the ballot, things should move along quickly. Nicole, from auditing firm will give a report and answer questions. We will learn results of the election for District 1 and of course find out the vote for each item on the ballot. If you have questions on the ballot, please let us know. We cannot tell you how to vote but we can certainly help all understand what you are voting on.

b. Treasurer Ted Gross
AS OF January 31, 2019
UNAUDITED

OPERATING ACCOUNT ONLY:

	\$
CURRENT ASSETS AS OF 01/31/2019	782,838.08
	\$
PARK IMPROVEMENT CASH	235,437.94
	\$
CATASTROPHE CASH FUND	117,182.75
	\$
TOTAL OPERATING CASH	1,135,458.77
	\$
RESERVE CASH AS OF 01/31/2019	492,434.76
	\$
TOTAL OPERATING & RESERVE	1,627,893.53

	\$
LATE ASSMINTS ACCOUNTS TO DATE	43,432.71
	\$
LATE YACHT BASIN TO DATE	1,449.38
	\$
TOTAL LATE	44,882.09
	\$
INCOME AS OF 01/31/2019	190,344.54
	\$
DISBURSEMENTS AS OF 01/31/2019	154,323.77

- VIII. Police Report/ Captain Yannuzzi gave December monthly report. Discussed March Beach Party; discussed Citizens Observer Patrol (C.O.P.)
- IX. Town Liaison Report: Town Council President Sue Thaler discussed Permit Workshop coming up 2/14/19. Town Council meeting is 2/28/19. New Building official is Debbie Nutting.
- X. Committee Reports
 - a. Parking: Gail Elble reported that the Committee has made some proposals and recommendations such as the seasonal placards being issued as people registered; discussed additional rental parking spaces; would like renters to receive different color decal every year; former owners not turning in old decals; new owners should get different color decal; Hobby Club parking spaces be limited to three hours;

discussion of guest parking placards

- b. Sales and Rentals President Brannen: one family transfer this month
- c. Violations and Fining-none
- d. Rules: Keith Black discussed Rules committee meeting on 2/12/19; they would like to have a Beautification Rules Committee; Sue Thaler spoke and asked how to get that committee formed so that they can get people to sign up. Pres. Brannen explained it would need to be brought forth as an agenda item. The committee is formally asking that it be put on the next month's meeting agenda.

XI. New Business

A. Approval of the Rules committee: **Motion by President Brannen to approve the following people as the Rules Committee:** Doug Baumgarten, Scott Benedict, Gail Elble, Kathy Gross, Jan Hoffman, Victoria Penaldea, Sue Thaler, (chair), Randy Young, Carol Parmalee **Seconded.** Discussion followed. **Motion passed unanimously.**

B. Approval to establish an Ad Hoc Committee on the General Meeting **Motion by President Brannen to establish Ad Hoc Committee to help develop guidelines for the General Meeting. Seconded.** Discussion followed. **Motion passed unanimously.**

C. Approval of membership **Motion by President Brannen to approve the following residents to the Ad Hoc Committee:** Linda Sudds, Randy Young, Ira Friedman, Kathy Gross, Barbara Klink, Sue Gross, MaryAnn Sperazza, TomRoop. **Seconded. Motion passed unanimously.**

D. Violations and Fining-

1. G-19 Pourian paperwork came in late. Owner was notified. 9 days in violation. **Motion by President Brannen for \$900 fine. Seconded.** Discussion followed. **Motion passed unanimously.** Resident will have opportunity to appeal.
2. I-21 Hale Owner was notified the lease was 7 days late and in violation of using paperwork that was 2 years old. **Motion by President Brannen for \$700 fine. Seconded. Motion passed unanimously.** Owner will have opportunity to appeal.
3. K-209 Canberg no lease or paperwork provided at all. Writes lease out in office. Owner notified he would be fined. **Motion by President Brannen for \$1000 fine. Seconded. Motion passed unanimously.** Owner will have opportunity to appeal.

E. **Motion by President Brannen to hire SRI Consultants at \$3200.00 plus \$350.00 per meeting/trip to do a study on the road/curb projects and water retention on Lark and Flamingo budget line #561contingency or move it from reserve item 902 Road expense. Seconded.** Discussion followed. Manager Coates discussed the firm in further detail. Dir. Goudreau doesn't want lease lines included. MaryAnn Sperazza Q-212 asked if they will be looking at elevations and transitions. Dave Bayless T-211 asks what the next step would be if we find faults in the project. Will we spend more money to correct? He wants to know that plan if they find problems. Sue Thaler Q-207 wants to know how many trips this will involve. Is it the whole of those roads or just the east end of the road? Manager Coates said it will be the whole road and as few trips as possible. President Brannen thinks we may want to review the contract in detail. Coates thinks we should have SRI come and do a presentation. Further discussion followed. **Motion modified to focus on Lark Dr. and make cap of**

three trips (maximum). Seconded. Bruce Fowler B-8 doesn't think Flamingo should be excluded because it may influence the water flow. Gail Elble O-203 thinks Manager should be allowed to hire any engineer she likes. **Motion passed unanimously.**

F. Motion by President Brannen to hire SRI Consultants on retainer for \$2,500 plus 1% professional liability. The \$2500 retainer would be used for the consulting until exhausted. Budget line item ##561 contingency. Seconded. Manager Coates discussed in further detail. Director Goudreau would like to see the outcome of what they do with Lark first before we put them on retainer. Director Gross feels we have to determine our lease lines going forward. Director Black asked if this company would be qualified to sign off on permits. Sue Thaler Q-207 is very supportive to use professionals. She also supports Kimley Horn (as did Dave Bayless T-211) who we haven't used enough or in a long time. She thinks BOD should meet with other contracting firms as well. Eileen Duffy CD-12 supports use of professionals and also feels it's acceptable to interview other companies as well. Susan Atlee F-201 confirms this motion wouldn't interfere with previous motion. **Motion fails 0-6.**

G. Motion by Director Hill to approve the following Voting Oversight Committee for the Annual Meeting. Seconded. Motion passed unanimously.

District 1: Eileen Duffy, Patrick Duffy, Cindy Holbrook, Carol Parmelee

District 2: Nancy Aceto, Janet Adams, Donna Clarke, Randy Young

District 3: Diane Arnold, Scott Benedict, Nancy Greenblatt,
Sue Gross

District 4: Sue Alter, Dick Alter, Tom Roop, Chick Behringer Kennedy O'Grady,
Caryn Dennison and Chuck Foland- Commissioner

H. Discussion of new parking decals for both renters and shareholder, family resident guests. Motion by President Brannen for renters to annually receive a new decal, different color every year with expiration date. Seconded. Discussion followed. Sue Thaler Q-207 thinks BOD should consider administrative processing and enforcement aspect of it. Gail Elble O-203 supports the motion. **Motion passed 5-1.** (No- Black)

I. Motion by Director Goudreau starting 2019-2020 season, a different colored shareholders parking decal would be given and subsequent years, they would get a tag to place on decal to show it was updated. Seconded. Discussion followed. Doug Baumgarten G-211 recommends starting 2020 season and using a calendar year. Gail Elble O-203 thinks the fall is when it would start. **Motion passed unanimously.**

XII: Shareholder's Comments

Ira Friedman A-5 requests a solar lamp to light up Ocean Clubhouse flag and he would make sure light did not affect turtle nesting season. Ira advised everyone there is a Futures Committee meeting on 2/14.

Cindy Brackett G-24 thanked the BOD and Manager for all they do. She also asked residents to stop the division in relation to the retaining wall.

Sue Thaler Q-207 also advised folks about the Futures Committee meeting. Carol Marmann B-209 agreed with Cindy Brackett regarding division. She doesn't believe ambulances will have any problem in relation to Hibiscus Drive.

Beth Mayer J-18 is concerned about fire trucks getting down Hibiscus. She wants to know if there are any updates on the golf cart situation.

MaryAnn Sperazza Q-212 discussed the petition about the Hibiscus wall. She feels it is a dangerous situation and is also concerned about material alterations. She was very concerned about a BBC8 show that seemed to turn in to a 'meeting' where one side was showcased and feels it was completely wrong.

Gene Marmann B-209 supports the Bracketts.

Sue Gross N-203 agrees with MaryAnn Sperazza and was very upset with the BBC8 show.

Eileen Duffy CD-12 supports Sue Gross and MaryAnn Sperazza.

Bruce Fowler, B-8 is also concerned about the many conflicts.

XII. Adjournment Motion by Director Gross to adjourn meeting at 11:05am. Seconded. Motion passed unanimously.

Respectfully Submitted,



Keith Harrah, Secretary

4/10/19
Date