

**NOTICE**  
**REGULAR BOARD MEETING**  
**March 13, 2019**  
**BRINY BREEZES INC.**  
**9:00A.M.**

**AGENDA**

ALL STOCKHOLDERS COMMENTS MUST BE LIMITED TO THREE (3) MINUTES PER AGENDA ITEM

- I. Pledge of Allegiance and Moment of Silence  
Call to order and Roll Call: The meeting was called to order at 9:02am.  
Present: President Susan Brannen, Treasurer Ted Gross, Secretary Keith Harrah, Vice President Leigh McMorrow, 2<sup>nd</sup> Vice President Tom Goudreau, Mike Hill, Holly Reitnauer. Absent with notice: Mike Weir.  
Also present: Manager Donna Coates.
- II. Proof of Notice was posted by Manager Donna Coates on March 11, 2019.
- III. Emergency request by Ted Gross regarding F-207 (Coyner) permit application. All board members vote to place this on agenda under new business.
- IV. Approval of Previous Board minutes- Regular Board Meeting February 13, 2019: **Motion by Director Harrah to delay and approve February minutes at April meeting. Seconded. Motion carries unanimously.**
- V. Reading of Correspondence by Secretary Keith Harrah.  
From Adler/Galik (Square Dance), Almeda Grill (reserve Ocean Clubhouse); following all regarding wall at Ruthmary/Hibiscus: Linda Jannino, Chuck Foland, Anne Billings, Chris Nagiewicz, Ed Sicotte, Gene & Lawrena Foland, Gene Marmann
- VI. General Manager's Report: Donna Coates gave an extensive report to summarize she spoke of
  - Consulted with engineers regarding Lark and Flamingo and the road work
  - Needs to replace one of the three A/C units in the Ocean Club house
  - She spoke of the swipe cards for the mail room and pool area
  - Confirmed a meeting with Susan Brannen and the Boynton fire officials
  - Attended many meetings,
  - Preparing for the end of the season.
- VII. Report of Officers
  - a. President: Susan Brannen

- President Brannen reviews the process, the passmarks and the results of the annual voting last month. She happily states that the reduced reserves did pass given that this item had a different pass mark from the other items. She speaks to the COP program as a possibility.

b. Treasurer: Ted Gross

AS OF February 28, 2019

UNAUDITED

**OPERATING ACCOUNT ONLY:**

CURRENT ASSETS AS OF 02/28/2019	\$ 684,035.29
PARK IMPROVEMENT CASH	\$ 236,196.34
CATASTROPHE CASH FUND	\$ 117,490.58
	\$
<b>TOTAL OPERATING CASH</b>	<b>1,037,722.21</b>
	\$
<b>RESERVE CASH AS OF 02/28/2019</b>	<b>519,168.67</b>
	\$
<b>TOTAL OPERATING &amp; RESERVE</b>	<b>1,556,890.88</b>

LATE ASSMNTS ACCOUNTS TO DATE	\$ 10,916.47
LATE YACHT BASIN TO DATE	\$ -
	\$
<b>TOTAL LATE</b>	<b>10,916.47</b>

**INCOME AS OF 02/28/2019** \$ 199,096.65

**DISBURSEMENTS AS OF 02/28/2019** \$ 164,820.33

**Motion by Director Harrah to accept Treasurers Report. Seconded.  
Motion passes unanimously.**

- VIII. Police Report/ Captain Yanuzzi gives his monthly report. He updates us on the officer who was hit while chasing robbery suspect. He continues to improve. March 26 from 5-9pm Boynton Police will be doing fundraiser for Special Olympics at Duffys.
- IX. Town Liaison Report: Sue Thaler: 3/28 is next Town Council Meeting.
- X. Committee Reports
- A. Sales and Rentals: Susan Brannen reminds people to remember rules and time frame in turning in paperwork.
- B. Welcoming Committee: Susan Brannen/Orientation has been offered several times, but only 20 people have shown up for these meetings.
- C. Ad Hoc Committee on Guidelines: report will be later in agenda.
- XI. Unfinished Business- None
- XII. New Business
- A. Membership- DeYoung (E12), Corrigan (F8), Michael Coppola (G-203), Barbara Dugan (CD-8) to Barbara Dugan Family Trust, Dick to Brown/Dick **Motion by Pres. Brannen to accept these new memberships. Seconded. Motion carries unanimously.**
- B. Square Dance Requests (3) **Motion by Pres. Brannen to grant exception to Rule A2 D. Seconded. Motion passes unanimously. Motion by Pres. Brannen to grant exception to Rule A2 D. Seconded. Motion passes unanimously. Motion by Pres. Brannen to allow parking in District 5 for March 24 dance. Seconded. Motion passes unanimously.**
- C. Approval of Bazaar donations **Motion by Pres. Brannen to approve contributions approved by Bazaar Group. Seconded. Motion passes unanimously.**
- D. Rental Denial: President Brannen explains that the Sales and Rental Committee believes due to past infractions, this application should be denied. **Motion by Pres. Brannen that the application in question be denied. Seconded. Discussion follows.** Sue Thaler said Bylaws state that if problems happened within last 5 years, it can be denied which is why they feel this should be enforced. Director Hill feels the renter has made amends and should be allowed to rent, and that Briny should change that Bylaw. Director Gross,

McMorrow and Reitnauer disagree with Hill and feel the rules need to be followed. Bruce Fowler B-8 feels the rules need to be enforced. Judy Kraft A-17 asked if there were any other issues with the renter besides the paperwork being late. **Motion passed 6-1. (no was Director Hill). Motion passes.**

- E. Beautification Committee **Motion by Director McMorrow to form/approve Beautification/Rules Committee. Seconded.** Discussion followed. Joe Coyner (F-207) feels this should be very confusing and should have a different name. Ken Gross (N-203) does not want to get involved in going to individual units and saying they don't like the way they landscape. Sue Thaler (Q-207) agrees that the name could certainly be changed. Rules Committee has developed a checklist that pertains only to following the rules for plantings, not whether they like it or not. Judy Kraft (A-17) asked about responsibilities of landscaping company. Doug Baumgarten (G-211) says it is just a suggestion for a committee to go around and let the manager know if they see something. **Motion fails unanimously, 0-7.**
- F. Committee Liaisons- Assignments: Sales and Rentals (**Brannen**); Violations and Appeals (**Hill**); Finance (**Gross**); Maintance & Storage (**Goudreau**); Seawalls & Drainage (**Weir**); Marina & Watercraft (**McMorrow**); Landscape & Beautification (**Reitnauer**); Fire Watch (**Goudreau**); Welcoming & Orientation (**Brannen**); Social (**McMorrow**); Voting Oversight (**Brannen**); Security (**Weir**); Rules & Bylaws (**Harrah**); Parking (**Goudreau**); Futures (**Harrah**); 2 story structure (none); ARC (**Gross, Weir, Goudreau, Reitnauer**); Town Liaison (**McMorrow**); **Motion by Pres. Brannen to accept Board Liaison to committees. Seconded.** Discussion followed. Sue Thaler (Q-207) asked for clarification as to counting BOD member on committee in vote. Liaison has right to vote. Doug Baumgarten (G-211) asked for clarification regarding no vote allowed by Violation & Fining liaison. Ira Friedman (A-5) encouraged Director Harrah to come to next Futures meeting. **Motion passes unanimously.**
- G. Change in Budget Process **Motion by Treasurer Gross to make the October assessments as follows: one quarter of the prior years Common Expense, one quarter of the prior years Reserve Assessments, one quarter of the prior years**

**Operating Budget Assessment plus 5%. Seconded.**

Discussion follows. Sue Thaler (Q-207) supports the recommendation but wants to make sure this is only about process. Bruce Fowler (B-8) asks whether we were on a fiscal or calendar year. Ira Friedman (A-5) asks a question regarding budget. **Motion passes unanimously.**

- H.** Ad Hoc Committee's recommendation for Guidelines and sunset of Committee \*include guidelines **Motion by Pres. Brannen to accept Guidelines for General Meeting. Seconded.** Discussion followed. Bruce Fowler (B-8) asks for clarification on response part of guidelines. **Motion passes unanimously. Motion by Sec. Harrah to sunset Ad Hoc Committee. Seconded. Motion passes unanimously.**
- I.** Broadcast of Board meetings especially the General Meeting in January and the Annual Meeting. **Motion by Pres. Brannen that we continue to broadcast Annual and General meetings. Seconded.** Discussion followed. Doug Baumgarten (G-211) asks if this was about the Annual and reminded everyone that if a shareholder is in poor health, the TV broadcast helps. Bruce Fowler (B-8) thinks they should not be broadcast. Joanne Long (L-201) believes it shouldn't be broadcast. Susan Atlee (F-201) talks about having your photo ID badge. Joe Coyner (F-207) supports not broadcasting. Doug Baumgarten (G-211) thinks all activities should be suspended during those two meetings to encourage people to attend meetings. **Motion fails 1-6 with Hill voting yes.**
- J.** Permission to use Ocean Club House for Sunday December 29, 2019. **Motion by Pres. Brannen to approve Almeda Grill's request to use Ocean Clubhouse. Seconded. Motion passes unanimously.**

**K. Results of Ballot Item #5- Motion by Director Goudreau to approve election results and proceed to remove the G24/G25 wall on Hibiscus as directed by the Stockholders vote and bring that common ground back to original condition it was in before the construction. Seconded.** Discussion follows. Dave Westgate (I-16) supports the motion as more shareholders voted to remove than to keep. Nancy Campbell (G-23) read a letter in support of the wall. Sue Thaler (Q-207) reminds everyone that the ballot item did not pass. Kathy Gross (F-25) believes the mud, before the wall, was a slip hazard. Eva Harrah (F-19) is concerned that this issue has gotten so contentious, that the ballot item was confusing and hopes a resolution comes soon. **Motion fails 1-6 with Goudreau voting yes.**

**L. Motion by Treasurer Gross: Coyner, F-207 Bay Dr. should be allowed to replace back deck with smaller deck with 4 foot setback from the adjoining unit to the rear of their unit. Seconded.** Discussion follows. Sue Thaler (Q-207) doesn't believe this is an emergency. She said this should be for the Board and not the Town as far as the variance. Linc Musto (F-204) feels the problem isn't with Joe Coyner's unit but with the unit behind Mr. Coyner. He supports this request. Dave Westgate (I-16) questions the lease line request by the Town. **Motion passes 6-1 with Tom Goudreau as the no.**

XIII. Shareholders Forum: Ira Friedman (A-5) discusses Annual Meeting voting issues and thinks we should get rid of the 51 percent of outstanding shares requirement. Judy Kraft (A-17) discusses Gulfstream Views.

XIV. Adjournment **Motion by Director McMorrow to adjourn meeting at 11:38am. Seconded. Motion passes unanimously.**

Respectfully Submitted,

  
Keith Harrah, Secretary

Date

4/10/19