

Minutes

Regular Meeting of Briny Breezes Inc.

Board of Directors

January 9, 2019

Briny Breezes Community Center

- I. Pledge of Allegiance and Moment of Silence
- II. Call to Order and Roll Call **Call to order at 11:09am. Present: President Brannen, Manager Coates, Secretary Weir, Treasurer Gross, Director McMorro, Director Reitnauer, Director Goudreau, Director Black, Director Hill.**
- III. Proof of Notice: Posted January 7, 2019 at 9a.m by Manager Coates.
- IV. Approval of previous Board minutes- Regular Board Meeting December 12, 2018 **Motion by Director Weir to waive reading and to approve minutes. Seconded. Motion passed 7-1 (Dir. Black was the no) to waive reading and passed unanimously to approve.**
- V. Reading of Correspondence to the Board – Secretary Weir read correspondence from Judy Kraft (A-17) regarding Gulfstream Views building site; Sue Thaler (Q-207) and identical correspondence from Dave Westgate (I-16) regarding retaining wall at G-24; Roger and Barbara Klink (I-209) regarding possible building on District 5 property; Susan Revie (T-208) regarding handicap parking on Old Ocean Drive; Judith Fields (A-18) regarding Gulfstream Views building site; Susan Gross (N-203) regarding Friday evening socials at the Fountain; Brenda Dooley (G-208) regarding retaining wall at G-24 and concern over pool service being terminated.
- VI. General Managers Report
 - Holiday luncheon with Staff and Board on Friday Dec. 14th at Prime Catch
 - Bids to recondition 6 shuffleboard courts completed
 - Contacted three groups to dredge canal on dock **Five Dredge Management, Sox Erosion solutions, and Marine Engineering and Construction.**
 - File claim on resident complaint with insurance carriers
 - Investigate claim from resident on Lark with Town Inspection Company, Town Manager and Town Clerk. To find that the issue was not relevant to the project.
 - Punch out completed for Lark and Flamingo Road project. This included repair of curb cracks, transitions, clean and seal of asphalt between Q1 and Q2.
 - Fountain Completion with Legacy Bricks on Saturday December 15th and completed Saturday December 22nd.
 - General Meeting notice and Annual meeting first notice mailed December 20th.
 - Pool Heater life is limited Andy has ordered part to extend life. We are getting bids for replacement. **Pro Pool repair, Atlantic Pools and Joe and Joe A/C and heating**
 - New Carpet placed on stairs in Auditorium on Saturday January 5
 - Worked on Budget with Treasurer and Cindy Bowling Bookkeeper
 - Attended meetings, Storage, Landscape and Beautification, Hobby in December, Sales and Rental, Rules, and attended the Hobby Holiday Luncheon.
- VII. Report of Officers
 - A. President's Report – President Brannen reminded everyone to have pictures

on their ID badges; parking issues; upcoming Bazaar Feb. 9; will be scheduling a budget meeting soon.

- B. Treasurer's Report by Treasurer Gross
- VIII. Police Report/ Captain Yanuzzi gave his monthly report; discussed parking tickets; he reminded everyone that at this point there is no agreement with FDOT for a golf cart crossing so it is illegal to cross in a non street legal cart and you risk getting a citation; he reminded everyone that the ADA does allow for exceptions for handicapped individuals and it is the officers discretion; reminder about the Community Police Academy.
- IX. Town Liaison Report: Town Council President Sue Thaler discussed signs on south side of Briny Breezes Blvd that will be coming; Town Council meeting is Jan. 24th; no new news on Gulfstream Views project.
- X. Committee Reports
- a. Storage – Director Keith Black discussed Storage/South Lot meeting on January 7; they have established that more work is needed; there will be a cleanup of the South Lot (Leigh McMorrow in charge) on January 19th. There are three unidentified trailers in the South Lot. Susan Atlee (F-201) asked who has been paying for the unidentified trailers; Bruce Fowler (B-8) asked where the South Lot is; Tom Roop (P-203) discussed the South Lot waiting list
- b. Sales and Rentals President Brannen: just under 100 rentals approved this season.
- c. Rules: Keith Black discussed a proposal of a Beautification Rules Committee; storage and locker facilities; dog leashes
- XI. Unfinished Business
- a. Re-surfacing of shuffleboard courts **Motion by Pres. Brannen to add \$500 (to already approved \$8000 amount) to total \$8500 to resurface six shuffleboard courts. Seconded. Discussion followed. Motion passed unanimously.**
- XII. New Business
- A. Ratification:
- a. Membership- None
- B. Beach club request for Happy Hour Events at the Fountain **Motion by Pres. Brannen to allow Beach Club to hold Happy Hour at the Fountain and Cordova/Lark roadway closed from 5-7 (3 times during season) and north entrance opened. Seconded. Discussion followed. Motion passed unanimously.**
- C. Engineering study on Gulf Stream Views' drainage plan **Motion by Dir. Black for Briny Breezes to contribute \$1000 towards an engineering/drainage study of Briny Breezes Blvd. regarding Gulfstream Views. Seconded. Discussion followed.** Sally Long (O-206), Ira Friedman (A-5), Judy Kraft (A-17), Joanna Litewski (F-206), spoke and expressed support for the motion; Willard Hartz (H-5) doesn't think we will benefit from this for only \$1000. **Dir. Black modified motion to include saying that the money will be going to the Coastal Coalition upon invoice for a study by Ecological group and for it to be paid out of Drainage line item for the specific purpose of runoff on Briny Breezes Blvd. Motion passed unanimously.**
- D. Draft/Possible Ballot Items/By-Law changes: 7.80 Subleasing – no new shareholder (after 2/28/19) could sublease their unit out for three years. **Motion by Pres. Brannen to accept draft language (on screen) for 2019 Ballot to have moratorium on new shareholders (after 2/28/19) to wait three years to sublease unit. Seconded. Discussion followed.** Ira Friedman (A-5), Sally

Long (O-206), Doug Baumgarten (G-211), Hank Dernbach (O-211), Gail Elble (O-203) expressed support for the motion. Keith Harrah (F-19) thinks the three year rule could affect long term renters. **Motion passed 6-2.** (No's are Brannen and Hill).

Motion by Pres. Brannen to approve material alteration to install up to three additional tiki umbrellas on our Beach at no cost to the stockholders and not to exceed six maximum in number and not to be located in front of the OCH porch. Seconded. Discussion followed. Willard Hartz (H-5) is not in support. Ira Friedman (A-5) is in support. Dir. Hill wants to make sure it doesn't block views of owners. Keith Harrah (F-19) is in support as long as they don't block views. Bruce Fowler (B-8) asked where they would be positioned. **Motion passed unanimously.**

Section 3.65 Membership approval of applications and membership (#2 change to wording regarding felony) **Motion by Pres. Brannen to add to Ballot. Seconded. Motion passed unanimously.**

Motion by Pres. Brannen to include reduced funding for Reserves on the ballot. Seconded. Motion passed unanimously.

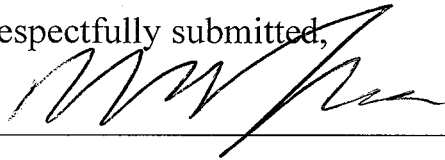
Non binding opinion survey – **Motion by Pres. Brannen to include survey on Ballot. Seconded.** Discussion followed. Susan Atlee (F-201) doesn't believe this is the correct way to present a survey. She thinks each item with yes and no response should be on the ballot. Judy Kraft (A-17) thinks Futures Committee should be involved. Bruce Fowler (B-8) thinks this isn't black or white. **(Modified motion to allow for a yes or no or other to be included.) Yes: Black, Brannen. 6 no's. Motion fails.**

XIII. Shareholder Forum/Comments

Dave Westgate (I-16) wants a material alteration vote for the retaining wall on Hibiscus Drive. He wants an objective layout of Briny Breezes yes or no to be put on the ballot. Tom Roop (P-203) suggests including in the ballot the items from Futures committee for District 5. Tom Goudreau (K-12) wants a petition on the ballot regarding retaining wall for G-24.

XIV. Adjournment **Motion by Pres. Brannen to adjourn at 1:23pm. Seconded. Motion passed unanimously.**

Respectfully submitted,



Michael Weir, Secretary Briny Breezes Inc

Date Approved: February 13th, 2019