

**Regular Meeting of Briny Breezes Inc. Board of Directors  
9:30 am Wednesday February 8, 2017  
Briny Breezes Community Center**

# Minutes

- I. Pledge of Allegiance was recited and a moment of silence observed
- II. President Gallacher called the meeting to order at 9:31 AM. Roll call was conducted by Secretary Brannen. Present were Directors Brannen, Coyner, Gallacher, Goudreau, Gross, McMorro on the phone, Oglesby and Weir. GM was present as well.
- III. Proof of Notice was posted on or before February 6, 2017 at 9 a.m.
- IV. Reading/Approval of minutes of previous meeting (if any). Secretary Brannen moved to waive the reading of the minutes of the January 11, 2017 Regular meeting and approve as previously distributed. Vote was unanimous. Motion carried
- V. Reading of Communications
  - A- Beach hut
- VI. General Managers report
 

In the Ocean Club House we are working to (re)construct storage area, since much was lost when the air conditioners were moved to the back room; we removed a broken refrigerator and will replace the existing one with a larger capacity. Microwave and Ice machine will also be replaced; Trident working on Bay Drive for just a few days. You will be given time to move your car as necessary. Please pick up after your dog, security cameras being installed, this should be done the end of the week; Your District director is looking at District 1 for violations; A question was asked about the cameras and how many;
- VII. Report of Officers
  - A. Treasurer

**AS OF January 31, 2017  
UNAUDITED**

**OPERATING ACCOUNT ONLY:**

|                                |                     |
|--------------------------------|---------------------|
| CURRENT ASSETS AS OF 1/31/2017 | \$640,271.90        |
| PARK IMPROVEMENT CASH          | \$183,022.55        |
| CATASTROPHE CASH FUND          | \$115,250.01        |
| <b>TOTAL OPERATING CASH</b>    | <b>\$938,544.46</b> |

**RESERVE CASH AS OF 1/31/2017** **\$214,572.47**

**TOTAL OPERATING & RESERVE** **\$1,153,116.93**

|                                |                    |
|--------------------------------|--------------------|
| DELINQUENT ACCOUNTS TO DATE    | \$29,762.66        |
| DELINQUENT YACHT BASIN TO DATE | \$2,785.24         |
| <b>TOTAL DELINQUENT</b>        | <b>\$32,547.90</b> |

**INCOME AS OF 1/31/2017** **\$178,773.84**

**DISBURSEMENTS AS OF 1/31/2017** **\$144,409.42**

Comment was that we are at the beginning of a billing cycle hence why the delinquents are so high.

- VIII. Boynton Beach Police Report / Captain Yannuzzi  
Monthly report not available, they were here for the bazaar and the only call was for someone who fainted; an officer has already been scheduled for the beach bash on March 25th; golf carts should not be used in any cross-walk, should be driven as a vehicle; be certain to call if you have trespassers or other suspicious people and vehicles.
- IX. Town Liaison Report  
Sue Thaler, Town Council President an article in Bugle about a traffic study being conducted, looking for volunteers from the community. We need to count how many walkers and how many golf carts use our stretch for a 12 hour period. Sign up to help in the mail room or at the town office.
- X. Committee Reports
  - A. Seawall and Drainage 2/8/17

The Seawall and Drainage Committee chaired by Doug Long met on January 30<sup>th</sup> to review its projects from last year and to recommend and approve a work plan for 2017. Following is a summary of the Committee findings and recommendations to the Board.

**District 3 South of Marina**

In late 2016 and early 2017 South Bay and Marina Drive roads, in District 3 were regraded and resurfaced. This work, though not formally in the purview of this Committee, impacts drainage and included replacing the old, low-capacity storm drain pipes under Bay Drive with 12" PVC, and constructing a new, larger pump basin that will allow adequate throughput for the new industrial capacity pump to evacuate storm and tidal waters reaching the Bay Drive culverts. Also, a new storm drain was installed next to the west section of the Marina to improve

drainage next to the seawall. The roadwork itself significantly improved drainage along the parking areas next to the seawall. The western-most Bay Drive pump basin serving the low area on Cardinal Drive now has a second pump and an improved electrical power configuration that we believe is appropriate for the electrical load from the two pumps. The system appears to be effectively evacuated the storm water after some recent heavy rains but the real test will come in the Fall with the return of King Tides. In the near future, the Park is planning to lay sod over the area dug up for electrical work and pipe repair in the area of the pump basins. We're still in discussion with the contractor, Trident on some additional improvements needed on the road drainage.

#### **D-4 Storm Drains**

Last year, three storm drains on Heron and S. Ibis in District 4 were enlarged and converted from gravity drainage basins to pump basins. The residential grade pumps initially installed in these basins do not have adequate pump capacity to efficiently remove the influx of water after heavy rains and during King tides. The Seawall and Drainage Committee recommends adding an industrial capacity pumps like the ones on Dock and Bay Drive to each pump basin to significantly reduce the time to evacuate flood water. In addition, The Committee recommends converting three additional drain culverts, one S Ibis, one on N Ibis and one on Mallard, to pump basins with industrial-grade pumps to mitigate rain and tidal flooding that plagues those areas. We have two quotes for the 3 pump basins including connecting the pumps to the nearest FPL electrical box. The Trident Trucking proposal is for \$42,750 and The Harvel Utility Const, Inc. bid is \$44,400. The six industrial grade pumps needed run approximately \$2k apiece.

#### **N. Heron Seawall Work**

We need to raise, repair and seal the seawall along N Heron because it is overtopped in the Fall by Intracoastal Flood / King tides. The influx of Intracoastal water has caused soil erosion and, prolonged street flooding that makes the road impassible during this time and leads to damage of the road surface from ponded, brackish water. The "fix" is to install 530 feet of a seawall cap varying from 14" high in the low areas to 6" height in the high area and running from Q-201 to Q-213. This work will result in a wall that matches the elevation of the recently capped seawall along the Intracoastal. Since this work may require removal of structures, plants, sprinkler heads, electrical wiring and

fixtures, decks and portions of docks within 3 feet of the wall, Qualmann (Kyle Martinez) visited Briny last week and met with Stockholders that live along the seawall to provide direction on what would have to be removed for the work to be completed.

After the area next to the seawall is cleared, the Park will excavate behind the seawall at the location of apparent washouts to find and seal open cracks behind the seawall where soil loss is evident (patch with concrete and covered with filter fabric). We believe that this simultaneous “inside-outside” approach will result in a much less pervious wall for a longer period of time than in the case of past repairs. Also, with no more overtopping and less water coming through the seawall, the new pumps should be able to “keep up” with the influx of tidal groundwater to keep the streets passible with only local ponding due to poor road grade. Qualmann has provided a proposal for the work of \$49,000. from seawall reserves and will include sealing all panel cracks and seams and repairing all batter piles. We estimate that the work excavating and sealing inside the walls to be done by day-laborers will cost around \$5,000. for labor and material based on previous work of this nature and will come from the operating budget for seawall maintenance.

If the Board approves this work, a letter will be sent to each owner along N. Heron in advance of the inception of the project planned for the May-June time-frame to provide stockholder along N Heron sufficient time to prepare for the repair work.

#### **New Seawall Maintenance Work**

In addition, we plan on additional maintenance work to excavate and repair cracks on the **inside** of District 3 and District 4 Seawalls in late spring and during the summer low tides to improve the sealing capacity of our seawalls, reduce influx of tidal waters into Briny, minimize soil loss and extend seawall life.

#### **Linc Musto Departs Committee**

Finally, we regret to announce that Linc Musto resigned from the Seawall and Drainage Committee after our Jan 30 meeting reducing the Committee to four stockholders. Doug and I want to thank Linc for his long service and many contributions to the Seawall and Drainage in Briny and particularly to the District 3 drainage improvement work that has recently been completed.

- B. **Sales and Rentals:** The Committee has now processed the first application for the 2017-218 season. They have spent the past month modifying forms to again try and make it easier for the applicants both for rentals and sales/transfers.
- C. **Violations and Appeals:** The committee has been briefed on the changes of the Rule as per the change in the Statute and are ready to meet for hearings/appeals as necessary.
- D. **Fire Watch committee** 11 members, 67 events, Susan Atlee has been named the assistant fire watch to Roger Klink
- E. **Landscape** meeting 2x a month; please come and share ideas.

XI. Unfinished Business: - none

**XII. New Business**

1. Discuss/approve Committee to plan for 2-story units in Briny: **Director Weir moved to establish a committee to consider, evaluate and develop a potential strategy for units other than single story manufactured/mobile homes at Briny.** Seconded. This would be an Ad Hoc and would need sign-ups; Director Weir to be the liaison; Faron L211: Shareholder- will this replace the Futures Committee working on District V and revenue generating ideas for this area as well as the OCH. Director McMorrow said that she will not chair it anymore but would be happy to help. It is not the same Ad Hoc- focus is different. **Question was called. 7 yes, 1 no (Goudreau.)**
2. Consideration/Approval of work on N Heron Sewall (cap, repair, seal) **Director Oglesby moved to approve the 530' cap and seal at cost no more than \$50,000. from seawall reserves. \$5000 out of operating sea wall maintenance for day laborers.** Seconded;

Opposition correspondence was read and reflects 10 of the residents; want the underlying flooding/drainage to be fixed first through excavation and repair of the seawall and pumps, the flooding which was over the wall was only 3 days; please hold on the seawall cap.

Discussion re: the responsibility of the corporation vs the desires of the residents; N. Heron is next on the priority list and this is what the committee thinks should be done; the more water that sits on the roads erodes the quality of the road. Trying to take advantage of the low tides; can only do this work during the summer. How can we move forward if the residents do not want it; we are allowing flooding on our property; safety issues; if the walls fall in who is responsible – the federal government? We understand that it is an inconvenient for the shareholders; Shareholders: Faron L-211- correct what was referred to- the Federal Government coming in. They would not, if the seawall collapses it is a repair; Faron L-211 is there anything from Qualmann re: the additional weight from new seawall cap; we should find that out and get it in writing;

expense only \$12,000 in the maintenance budget is not \$15,000. but \$12,000. Thaler Q-207 Comment in District 3 have not yet been through a King Tide; so we do not know; sent pictures to the committee after 2012 after the seawalls were raised and it still flooded; S. Ibis this is true too; so to say that N Heron will not flood is not documented; no question that there are 3 days where the water comes over the seawall but it is not necessarily flooding how much through the seawall VS over the seawall; need to solve the underlying flooding issue before you raise the seawall; excavate. Put in larger pipes etc first; original committee recommendation was only 6 inches; only do 300' of seawall; shareholders only 1 said it; move these illegal decks do all of the work at once; once the seawall overtops there is nothing we can do; do it in phases; putting owners in flux as to what they can do in their yards; corporate property being affected; Kraft A-17 can we divide assessments more equitably; Alter Q-210 it is not a big deal to remove the deck but I think it is a ground water issue; Sperazza Q-212 we need the cap increased from the waves; **Vote was 3 Yes (Oglesby, Coyner, McMorrow) 5 No (Brannen, Gallacher, Goudreau, Gross, Weir)** Motion failed.

**Director Weir moved the corporation do this in phases, remove decks, excavation behind and repair of the back/ interior of the wall; then evaluate the impact and come back with a recommendation re: the raising of the seawall;; a cost of \$5000.00** Seconded Sperazza Q-210 is there a chance if our seawall can be done- not very efficient; precedent for doing this for one shareholder. **Vote was unanimous.** Motion carried.

3. **Director Oglesby moved approval of the installation of 3 industrial pumps and basins/culverts on N&S Ibis and Mallard roads and 3 industrial-grade pumps for existing pump basins on S Ibis, N & S Heron not to exceed \$60,000. For materials and labor from Roads and Drainage. (326)** Two quotes were obtained \$42,700 from Trident and from Harvel \$47,000. \$12,000 for the pumps plus cost for FPL meters and connection. Seconded; Atlee F-210 warranties on these pumps or do we just take the loss; **Vote was unanimous.**
4. **Approve Committee Membership Changes**
  - i. Seawall and Drainage- replacement for Linc Musto. Director Oglesby asked to join it. Could we wait until the next meeting. Yes.

XIII.

1. **Sales, Rentals and Transfers**
  - i. **The committee recommended new membership for David Tolle who bought U-209 from the Marilyn David Trust.**
  - ii. **They are recommending a family transfer for L-208 Harry Esterman to Patricia Esterman**

- iii. They are not recommending a transfer of I-12 which was a partnership and they would like now to change that to ownership of three persons, one of whom was not part of the partnership. *Acceptance of these recommendation was unanimous;***
- iv. The Committee recommended that the manager consider a fine for an owner N-210 who brought the rental application in on the same day as the renter's arrival date upon a call from the office. **Director Brannen recommended that the fine be \$200 as this is a first time offense. They have rented for many years.** Seconded. This sets a precedent that the late fee for rental is automatically \$200. It is the responsibility of the Board to levy the fine. Based on the statute seems like we have to go to the maximum fine. **An amended motion to fine the owners the maximum amount \$1000. was made by Board liaison Brannen. *Vote was unanimous*****

**XIV. Shareholder Forum (comments/questions)**

1. Thaler Q-207 Could we ask people to sign up by the date of the Stockholder's Annual meeting; thought it said 30 days
2. Molina G-10 Rental Charge for the campers, could this go onto an agenda; one has Briny owner's stickers; Raise the rate and consider moving them to another location.
3. Friedman A-5 Can an individual raise the seawall;
4. Solis E-13 Can we make Cordova a 2 way street to accommodate golf carts
5. Molina G-10 Parking on Ruthmary jutting out into the street; this would be a parking violation?
6. L210 Art LeBlanc- do not drop the ball on Section V; it has been vacant for such a long time; let's try for an income producing project.

**XV. Adjournment. **Director Oglesby moved that we adjourn at 11:14.** Seconded. ***Vote was unanimous.*****

Respectfully submitted by,

Susan J. Brannen, Secretary

Approved: 3/8/17

## **All Stockholders are Welcome**

This notice is dated and posted on or before: Feb 6, 2017, 9 am

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Theresa Pussinen, General Manager, Briny Breezes Inc.

# **NOTICE**

**Regular Meeting of Briny Breezes Inc. Board of Directors  
9:30 am Wednesday February 8, 2017  
Briny Breezes Community Center**

# **AGENDA**

**ALL STOCKHOLDER COMMENTS MUST BE LIMITED TO THREE (3) MINUTES**

- I. Pledge of Allegiance & moment of silence**
- II. Call to order & Roll call**
- III. Proof of Notice**
- IV. Reading/Approval of minutes of previous meeting (if any)**
- V. Reading of Communications**

- VI. General Managers report
- VII. Report of Officers
- VIII. Boynton Beach Police Report / Captain Yannuzzi
- IX. Town Liaison Report
- X. Committee Reports
- XI. Unfinished Business: - none
  - 1.
- XII. New Business
  - a. Discuss/approve Committee to plan for 2-story units in Briny
  - b. Consideration/Approval of work on N Heron Sewall (cap, repair, seal)
  - c. Consideration/Approval of installation of 3 industrial pump basins/culverts with 3 industrial pumps on N&S Ibis and Mallard roads and 3 industrial-grade pumps for existing pump basins on S Ibis, N & S Heron
  - d. Approve Committee Membership Changes
  - e. Sales, Rentals and Transfers
- XIII. Shareholder Forum (comments/questions)
- XIV. Adjournment

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Theresa Pussinen, General Manager, Briny Breezes Inc.