

Minutes of Meeting

Regular Meeting of Briny Breezes Inc. Board of Directors

9:00 am Wednesday November 8, 2017

Briny Breezes Community Center

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

- I. **Pledge of Allegiance & Moment of Silence.** The pledge of Allegiance was said and a moment of silence observed. Meeting called to order at: 9:06am by President
- II. **Call to Order & Roll Call**
 1. Directors Weir, Brannen, Oglesby, Gross, Black and Adams were present. Director Goudreau was present by phone and Directory Coyner was absent with notice. 7 Directors present.
- III. **Proof of Notice**
 1. Proof of notice posted 24th of October at 9am and witnessed by GM Pussinen.
- IV. **Approval of previous board meeting minutes (Special Meeting of Oct 7, 2017)**
 1. Director Weir moved to approve the minutes from the Special Meeting held on Oct 7 as presented for review to the board via email. The motion was seconded and approved unanimously (7-0).
- V. **Reading of Correspondence to the Board**
 1. One letter was read from Joseph Carrol regarding an additional Tiki umbrella
 2. One letter was read from Catherine Murray's regarding canvas awning installation.
- VI. **General Managers Report**
 1. Theresa Pussinen presented her Manager's report. In her report, she mentioned that a number of units where skirting was removed by Hurricane Irma has yet to be replaced / repaired. She informed that sometime in December, she intends to initiate sending letters to notifying the owners of these units that they need to repair their unit's skirting.
- VII. **Report of Officers**
 1. Director Gross read the Corporations financial report for October.
- VIII. **Report – Boynton Beach PD (Captain Yannuzzi)**
 1. Captain Yanuzzi gave the Boynton Beach police report.
 - In Sept, there were 207 calls for service
 - 179 were extra patrols were made
 - 3 suspicious incidents were reported
- IX. **Town Liaison Report**
 1. Director Adams reported on Town activities. Town is moving forward with hiring a part time town manager.
- X. **Committee Reports - None**
- XI. **Unfinished Business**

A. Board discussion/approval – Approve New Greensheet with Town-identified corrections and implement / Oglesby

After a brief review of the changes to the Greensheet since the version previously approved by the Board, he *moved to approve “new greensheet” now referred to as “Appendix II” to the Briny Rules. 2nd by Director Adams.* Discussion on the motion began after Oglesby noted that that Appendix II was formatted to be printed on letter-size (8.5”X11”) paper instead of legal-size paper as in the past to allow shareholders and their contractors to download and print from home more easily. Lynn Weiner (L-201) asked about permits for clamshell awnings. Catherine Murray asked if it was permitted to install canvas awnings. After the discussion, the question was called and Oglesby’s motion to approve the amended version of the Greensheet **Passed unanimously (7-0).**

XII. New Business

A. Board Ratification/Approval – “consent agenda” items

1. Sales & Rentals committee decisions / Brannen

V.P. Brannen moved to approve the following for membership as recommended by the sales and rentals committee.

UNIT # F025

DATE OF COMMITTEE DECISION: 10/31/2017

SELLERS NAME: Don and Ted Gross

BUYERS NAME: Ted and Kathy Gross, Family Trans

UNIT # U204

DATE OF COMMITTEE DECISION: 10/31/2017

SELLERS NAME: Charlene Butts

BUYERS NAME: Jennifer L Porman and Julie D Sage, Family Trans

2. Cardkey access for pool - \$3765 / Pussinen

GM has contracted to install cardkey access controls for the Briny Pool at a cost of \$3765 from Pool Expense Reserves.

3. Security cameras at Marina and front of corporate office - \$1978 / Pussinen

GM has installed a security camera at the Marina and in front of the corporate office at a cost of \$1978 from the Park Security budget line item continuing the Board’s effort to improve safety and security in the Park and around its common elements.

After GM Pussinen finished, *Oglesby* moved to approve all three items (A,B,C) on this month's consent agenda be formally ratified by the Board. 2nd by Weir. **Motion passed unanimously (7-0)**

B. Board discussion/approval – Rule A.3: Remove word “hoses” from items to be removed after June 1 if mobile home is vacant / Gross

Treasurer Gross made a motion to change the rule that “hoses can remain during a hurricane but must be coiled and secured”. His motion received a second and discussion began. The question was called and Director Gross’ motion passed unanimously (7-0).

C. Board discussion/approval – New Rule requiring annual inspection of toilet “flappers” by employees / Gross

Director Gross pointed out that the toilets in many occupied and unoccupied units use old or worn-out flapper valves in their tanks that leak/waste water adding cost to the Town's water bill. He recommended that the Board consider having its employees check each unit to see if water flow could be detected and follow-up with the unit owners to correct the situation (install new flapper valve if that is the cause of the leak) Discussion began with **James Arena** Q-209 supporting a note to stockholders advising them of this problem (educational approach. Lynn Weiner L201 informed that there are many different sizes of flappers. Catherine Murray L14 asked if we were going to put water meters at each unit. Sue Thaler noted that that has been considered in the past and the cost was very high/prohibitive. Barbara Molina spoke about using dye as a way to test for leaks. Don Faron mentioned that replacing water mains has been discussed. Sue Thaler mentioned that Briny sewer mains have cracks and leaks so that when we have heavy rains we have water entering the system. She added that its possible that there are unseen water leaks in the potable water system that add to our water bills. Barbara Molina volunteered to help with stockholder education on this matter.

Although there was no formal motion, Director Gross agreed to take the lead in an educational campaign to get stockholders to check their units and flapper valves in their toilets to try to reduce water waste in Briny. The Corporation also agreed to evaluate installation of rain (ground moisture) controls on its sprinklers systems to prevent the systems from operating during or just after rains.

D. Board discussion – Consider feasibility / effectiveness of putting a water meter on each row in Briny to identify units using excessive amounts of water and/or other water savings ideas / Gross

Director Gross introduced this idea but no motion was made. The general consensus is that this plan would be difficult and expensive to implement, interpretation of the usage

recorded by the meters would be problematic and since the 2-inch water lines are owned by the Town, this sort of project would have to be considered by the Town first.

E. Board discussion/approval – Consider changes to Rule A.1.c “Family Resident Guests” / Brannen

VP Brannen began by informing the Board that the purpose of this discussion is to consider Board and Stockholder suggestions and proposals before amending the criteria for Family Resident Guests which will be offered as a By-Law in 2018. Currently a Family resident guest is defined as members of the immediate family to include children, parents, siblings, nephews, nieces, aunts, uncles, and grandchildren and their respective spouses. This definition, according to our attorney, is too broad to easily determine if the claimed family relationship is valid so to regulate and enforce the criteria. Stockholder Arena suggested elimination of this type of guest from our rules. Doug Baumgarten G-211 stated that he was on the Sales and Rentals committee and there was lots of discussion on this subject in committee. He thinks it should be only immediate family only eliminating Aunts, Uncles, Nieces and Nephews

Director Brannen moved that this item be tabled until which time we can get more information. This was seconded. The question was called and **Brannen’s motion to table passed unanimously (7-0).**

F. Board discussion/approval – 2018 Ballot: Cabana Covers - Tiki hut, canvas, other, don’t replace? Next steps.

President Oglesby began the topic by listing 4 alternatives for replacing the steel cabana covers along the beachfront that were blown off during the Hurricane Irma event. The options identified at that point were canvas covers, tiki hut structures, pergola-style wood roof and bonded aluminum roofs (AMS – installed). Discussion began with Oglesby recommending that the Corporation not install the steel sheeting type of roofing that previously existed due to the danger to nearby units and people if these heavy pieces of metal were blown off again by future hurricanes. Frank Coppola 212 is a proponent of the cover providing shade (pergola-style only provide partial shade and no protection from rain. The stockholder Friend stated that his unit, CD-5, was hit by one of the sections of the metal cabana roofs.

Ira Friedman spoke about the necessary high pitch of the Tiki hut roof obscuring the view at the Beach. He also commented that the pergola roof might be able to utilize the metal poles already in place around the cabana areas, but cautioned that the Corporation would need an engineering evaluation to know if the existing metal supports would be able to support the tremendous weight of a wooden heavy pergola structure, especially during high winds.

Oglesby suggested sending a survey to the stockholder to determine and consider their preference before placing the proposal on the 2018 Ballot (potentially a material alteration)

Several motions were made on this item.

First, *Oglesby moved to not replace roof with the corrugated metal sheets previously installed on the oceanfront cabanas due safety considerations. The motion received a second and the question was called. **The motion was approved unanimously (7-0)***

Next, *Director Weir moved to replace the cabana roof with pergola structure roof. The motion received a second and the question was called by vote by each Director. **The results of the roll call vote were Goudreau yes, Weir yes, Adams nay, Black Nay, Brannen Yes, Gross Nay, Oglesby Nay. The motion failed 3-4.***

Finally, *Director Black made a motion to send a survey to the stockholders to determine their preference as a replacement for the cabana roofs offering 5 options: Tiki, pergola, canvas, bonded aluminum and a blank for writing in a different type of cabana cover. After the motion received a second, it was suggested that the Board should find out what the pergola structure costs before sending the survey to the stockholders.*

The question was called and Director Black's motion was approved unanimously (7-0).

G. Board discussion/approval – Install propane-powered power plant & tank for Corporate office / Oglesby

Since the Board did not have any proposals in hand, *Oglesby made a motion to table until such time that we have proposals and costs to consider. Director Black seconded the motion and discussion ensued. Director Black pointed out the issues about a town submitting an application for a grant to get generators to power the sewer stations. After the question was called, **the motion passed unanimously 7-0.***

H. Board discussion/approval – Purchase of a portable 220-volt, gasoline auxiliary generator for storm drainage pump back-up / Oglesby

Since the Board did not have any proposals in hand, *Oglesby made a motion to table until such time that we have proposals and costs to consider. The motion to table received a second and after the question was called, **the motion passed unanimously 7-0***

I. Storm drain pipe replacement J-205 Java drive. Not exceed \$5900.

*Oglesby moved to approve the expenditure of \$5900 for replacement of the storm drain pipe on Java J-205. After a second was received, **the question was called and the motion approved unanimously 7-0.***

J. Board discussion/approval – Purchase/Install card key reader for mail room access / Brannen

Vice President Brannen made a motion to purchase and install a key card reader on the mailroom for a cost of ~\$800. The motion was seconded and passed unanimously 7-0.

K. Board discussion/approval – Consider new cap on low section (east side) of Flamingo seawall as add-on to 2017 Seawall work.

Oglesby moved to table the motion until Qualmann can inspect the Flamingo wall and recommend what should be done to raise this portion of the wall without causing further subsidence or damage to its cement-bag structure . The motion was seconded by Director Gross and the question was called. The motion passed unanimously 6-0. (Director Brannen was out of the room for the vote)

L. Board discussion/approval – Install Security Camera with voice recording capability in Lobby of Office

Oglesby moved to install a Security Camera in mail room Voice and camera recording for a cost of \$485, and the motion was seconded by Director Gross. The Question was called and the Board voted unanimously (7-0)

M. Board discussion – Address Stockholders questions and concerns regarding Marketing Briny Breezes / All

- Don Faron L-211 asked if electronic signatures are permissible. The President responded that the answer to that question would be determined after the Corporation received a petition.
- Chuck Swift Q-204 said that he heard at a boat show that foreign investors would make an offer to buy Briny. He added that It isn't as if he wants to sell but recommends that that there should be a process for this.
- Frank Coppola believes that original petition was never taken down and Briny is still for sale. He added that that petition required that Briny cannot be marketed for less than \$550 millions.
- Kimber J-19. He is very interested in something that will be signed. \$350 came off later. Board has the right.
- K. Gross – F-25 expressed concern that selling Briny can be taken out of Board's hands and given to a stockholders
- James Arena discussed his his proposal and claims that many residents as "On their last legs and ready to kick the bucket"
- Joanne Long asked why Arena believes that Briny would be worth less after being hit by a hurricane
- Greg Wells I-12 stated that he will get \$100k more than what he can sell his trailer for currently if we had sold for \$350 million.

- Gail Elbe said that If something goes up. What is the harm in looking around. We are marketed by our location.
- K-207. Christina Adams asked that all stockholders be respectful of people's ages and life. She also spoke about uniqueness of Briny and does not want to sell.
- Lenny Piscouitti E-20 asked what the % passmark is required for selling the Park. Oglesby respond that selling the land would require 80% of the outstanding shares but the decision to marketing the property would require a 51% majority passmark.
- Tracy Curosa L-204

N. Adjournment

Treasurer Gross moved to adjourn. Oglesby provided a second and **the Board voted unanimously (7-0) to adjourn.** The President adjourned Meeting at 12:17pm.

Respectfully submitted,

Michael Weir, Secretary Briny Breezes Inc

Date Approved: Dec 13, 2017

NOTICE

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Briny Breezes Community Center

AGENDA

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XIV. Call to Order & Roll Call

XV. Proof of Notice

XVI. Approval of previous board meeting minutes (Special Meeting of Oct 7, 2017)

XVII. Reading of Correspondence to the Board

XVIII. General Managers Report

XIX. Report of Officers

XX. Report – Boynton Beach PD (Captain Yannuzzi)

XXI. Town Liaison Report

XXII. Committee Reports - None

XXIII. Unfinished Business

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G. Board discussion/approval – Install propane-powered back-up power plant & tank for Corporate office.

H. Board discussion/approval – Purchase of a portable 220-volt, gasoline powered auxiliary generator for storm drainage pump back-up

- I. Board discussion/approval – Consider new cap on low section (east side) of Flamingo seawall as add-on to 2017 Seawall work.
- J. Board discussion/approval – Install Security Camera with voice recording capability in Lobby of Office
- K. Board discussion – Address Stockholders questions and concerns regarding Marketing Briny Breezes
- L. Adjournment

All Stockholders are Welcome

This notice is dated and posted on the 24th of October, 2017 at 9:00 am

Theresa Pussinen, General Manager
Briny Breezes Inc.