

Regular Meeting of Briny Breezes Inc. Board of Directors

Wednesday January 11, 2017

Immediately following the General Shareholders Meeting (9:30) but moving to

Briny Breezes Community Center

Minutes

- I. Pledge of Allegiance was recited and a moment of silence was waived. It had been done at the previous meeting.
- II. All Directors were present with the exception of Tom Goudreau and Mike Weir with notice. Leigh McMorro absent too. GM Theresa Pussinen was also present. President Gallacher called meeting to order at 10:40 P.M.
- III. Proof of Notice was posted Sunday January 8, 2017 at 4 p.m.
- IV. Approval of previous board meeting minutes. Secretary Brannen moved that we waive the reading of the regular meeting of December 14, 2016 minutes and approve as previously distributed. *Motion was approved unanimously.*
- V. Reading of Correspondence to the Board
- VI. General Managers report
 - a. Ocean clubhouse please roll your garbage bins out to the front, do not leave inside; do not unplug refrigerator it causes a mess; we are looking to replace ovens, microwaves and the ice machine as well as install additional storage in the OCH. Turn in golf carts insurance. Dogs need to be on a lease and you must pick up after your dog. Cameras will be installed in the next month. Department of Health examined an abandoned/unlived in unit but because it was intact on the outside they could not go in; sign up sheets for pictures should start shortly; give us your e-mail address; all the AC has been replaced in the auditoriums. The AC unit in the library is gone and needs replacement. During the summer OCH and the office AC units were replaced.
- VII. Report of Officers
 - a. Treasurer Report: As of Dec 31, 2016

AS OF December 31, 2016

UNAUDITED

OPERATING ACCOUNT ONLY:

CURRENT ASSETS AS OF 12/31/2016	\$594,711.70
PARK IMPROVEMENT CASH	\$182,926.76
CATASTROPHE CASH FUND	\$115,215.54
TOTAL OPERATING CASH	\$892,854.00

RESERVE CASH AS OF 12/31/16 \$189,291.88

TOTAL OPERATING & RESERVE \$1,082,145.88

DELINQUENT ACCOUNTS TO DATE	\$3,500.99
DELINQUENT YACHT BASIN TO DATE	\$2,785.24
TOTAL DELINQUENT	\$6,286.23

INCOME AS OF 12/31/2016
DISBURSEMENTS AS OF 12/31/2016

\$173,911.97
\$178,741.84

VIII. Report – Chief of Police

a. Chris Yuanuzzi, Captain of Boynton Beach; Monthly 199 total incidences (times in the community) 165 extra patrols, 13 suspicious persons or vehicles reported; 1 battery case but declined to prosecute; keep the calls coming; issued parking citations

IX. Town Liaison Report Sue Thaler, President of the Town council- proceeding with a golf cart crossing at Cordova- a 2 way crossing, widening the sidewalk to 8', need an engineering study; and permits from FDOT; new town clerk Jackie- seems very capable and we are very happy with her come meet her on T, Th F 9 -12; work on the units- do not hesitate to call and ask if you are unsure if it is a permitted activity; new building official on board from Cap Government. They work in 3 S.E., Florida counties; problems- may fail the inspection but then for the re-check another person returns and finds a different problem,. Cap Government states that once a person is assigned they stay with that project. Director Coyner said great communication between the town and the corporation; President Gallacher- we owe the town, Sue Thaler and the team great appreciation; question do we have approval from the state to cross A1A with golf carts- not now; it is illegal but the police are working with us;

X. Committee Reports

a. Sales and Rentals: To date we have processed 87 applications for rentals. We started the process of reviewing our application materials to determine if we could make it still easier for folks. The hope is that these will be ready to go to the office by our February meeting. The office reported that already people are asking to submit rental packages to the office for 2017-2018.

b. Status update Seawall, Roads and Drainage: Bay Dr. roadwork almost complete; pumps have been installed –still need to do electrical on Cardinal; defer report for the Seawall committee until later. Not satisfied with the pump capacity of district IV. Defer a full report until after next meeting.

XI. Unfinished Business

A. None

XII. New Business

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

1. Sales & Rentals committee decisions: Director Brannen, on behalf of the Sales and Rental Committee moved the recommendation for membership for the following: Holly Robinson who is purchasing F-8 from Bill and Nancy Kelly. Terrance Halfhill who is being added to the stock of Gloria Rulli. Seconded. *Vote was unanimous.*
2. Manager expenditure – Air conditioner replacement library cost not to exceed \$3500. President Gallacher moved to replace the AC unit at the library not to exceed \$3500. Seconded. It cannot be fixed. *Motion carried with a unanimous vote*

- B. Board discussion/approval – 2016 fiscal year Annual Audit **President Gallacher moved to accept the 2016 fiscal year audit**; Seconded; discussion could we have Nicole address the new tax laws and its impact on corporate practice and income tax; Nicole should be at the annual meeting. ***Vote was unanimous.*** Motion carried.
- C. Board discussion/approval – transfer 2016 fiscal year end operating surplus funds - pursuant to by-law 13.25 **President Gallacher moved that \$11,600 to use towards pre-paid assessments**; Seconded ; bring them down; discussed using it for the reserves; Shareholder Roupp N-210 use the money as a pre-paid and all shareholders get advantage or use it for the reserves; The intent used to be that it always given back to the park improvement fund; shareholders have control of it like the new windows for the OCH; Question called. ***Vote was unanimous to use it against assessments.*** Motion carried.
- D. **Board discussion/approval – finalization of ballot item for 2017 Annual Meeting**
- a. **#1 Partial funding-President Gallacher made a motion to approve.** Seconded. If the budget changes the numbers will be adjusted. ***Vote was unanimous.***
 - b. **#2. Fountain- President Gallacher moved to add this to the ballot.** Seonded. The language is the same as last year, if there are changes please let us know. Need to include more specifics; need prior to Feb 2nd BID sheet. ***Vote was unanimous.***
 - c. **President Gallacher moved to put the approval of Beach Hut on the ballot.** Seconded; we need to decide if we will dismantle this during hurricane season. Discussion re: would it withstand a hurricane; original intention was to make it portable; the 4 walls and roof; who takes it down- legally it is the corp but we have enough volunteers; other ideas is to leave it up all year unless an actual threat of a hurricane. It is so well constructed it will stay through the impact of a hurricane; What if we assigned a team at the beginning of hurricane. Gauer F-211 Does the structure need walls; liability issues- Kimber-J-19 cannot rely on volunteers; does not want it; Roupp N-210 liability; we have it, it covers us; ***Vote was unanimous to include on the ballot.***
 - d. **VP Oglesby moved that we amend By-Law Section 5.10 the requirement that the Board secretary takes minutes for all Board committees.** Seconded. ***Vote was unanimous***
 - e. **Make a new by-law under the sales and rentals with a criteria: Motion made by President Gallacher to establish a background check for all sales and rentals and establish the criteria in the By-Laws pending attorney approval of said criteria within the sales and rentals area for denial.** Discussion was in favor although timeframe was at issues. Most have an application process. But the difficulty has to do with the criteria unless it is specified. Was is the wording. If it is ready by the 31st we could vote on the wording. ***Vote was unanimous to move forward to adding this to the ballot.***
- E. **Committee updates additions/deletions etc. motion to approve Scott Benedict to voting oversight as a back-up; Paul Roupp as chair of the rope adhoc committee, adding Tom Byrne, Mary Ann Sperazzo, Barbara Molina, and Barbara Dugan.** ***Vote was unanimous.***
- Thanks to Shirley and Frank Coppola for the coffee and donuts; Chuck Foland for the hours of recording the minutes.

XIII. Shareholder Forum (questions or suggestions)

- a. Roupp N210 Advisory BBC-8 chief of Police Jeffrey Katz for an interview
- b. Friedman A- 5 permission to set up the hut; weekend before Feb 2nd; permission- should be an agenda item;
- c. January 31st will be the final budget meeting, and the continuation of the Greensheet meeting.
- d. How many people would fill out their ballots on the computer?

XIV. Adjournment **Motion to adjourn made by Director Gross at 12:10. Seconded. *All were in favor.***

Respectfully submitted,

Susan J. Brannen
Approved 2/8/17

NOTICE
Regular Meeting of Briny Breezes Inc. Board of Directors
Wednesday January 11, 2017
Immediately following the General Shareholders Meeting (9:30) but moving to
Briny Breezes Community Center

AGENDA

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

- I. Pledge of Allegiance & moment of silence
- II. Call to order & Roll call
- III. Proof of Notice
- IV. Approval of previous board meeting minutes
- V. Reading of Correspondence to the Board
- VI. General Managers report
- VII. Report of Officers
- VIII. Report – Chief of Police
- IX. Town Liaison Report
- X. Committee Reports

- XI. Unfinished Business
 - B. None
- XII. New Business
- XIII. Board Ratification/Approval – “consent agenda” items;
 3. Sales & Rentals committee decisions
 4. Manager expenditure – Air conditioner replacement library
- XIV. Board discussion/approval – 2016 fiscal year Annual Audit
- XV. Board discussion/approval – transfer 2016 fiscal year end operating surplus funds - pursuant to by-law 13.25
- XVI. Board discussion/approval – finalization of ballot item for 2017 Annual Meeting
- XVII. Committee updates additions/deletions etc.
- XVIII. Shareholder Forum (questions or suggestions)
- XIX. Adjournment

All Stockholders are Welcome

This notice is dated and posted Sunday 8, 2017 at 4 pm:

**Theresa Pussinen, General Manager
Briny Breezes Inc.**