

Minutes

SPECIAL Meeting of Briny Breezes Inc. Board of Directors

9:00 am Tuesday January 31, 2017

Briny Breezes Community Center

AGENDA

- I. Pledge of Allegiance was recited and a moment of silence observed.
- II. Meeting was called to order at 9:06 AM by President Gallacher. Roll call completed by Secretary Brannen indicated a full Board. Present were Directors Brannen, Coyner, Gallacher, Goudreau, Gross, McMorrow (9:15), Oglesby and Weir. General Manager Pussinen was present.
- III. Proof of Notice was posted January 27, 2017 at 10 AM
- IV. Approval of previous meeting minutes – none submitted
- V. Reading of Correspondence to the Board (if it directly relates to special meeting)
 1. **B. Sullivan F-15 support of the Beach Hut**
 2. **A. Harkness A-12 requesting a waiver to allow rentals in a unit purchased less than a year ago**
 3. **K. Gross N-203 Landscaping along A1A after new sidewalks and the Landscaping committee**
- VI. **Committee Reports (none – special meeting)**
- VII. **Unfinished Business:**
 1. Board Discussion/Approval – rebuild the Beach Hut prior to Stockholder vote
 - A. **Oglesby moved that we allow Stockholder Ira Friedman to re-build the hut prior to the vote.** Seconded. Discussion: what are the parameters? Hurricane season will it be up or down, when it is up or not, additions changes etc.- who gets to make these decisions? Accessories when does it stop being creative? Can we table this discussion until we get to the ballot? Shareholder Kraft A-17 supports the idea of putting it up; ***Vote was unanimous.***
 - B. **Director Brannen moved that we add Ballot #4 which adds the requirement of a background check for all new residents and sets a criterion for refusal. *Vote was unanimous to add this to the ballot.*** Motion carried.
 - C. Board Discussion/Approval-Auditorium Sound System (\$28000+/-)Building and Capital Reserves **Director Gross moved to replace the infra-structure with the bones of a good sound system to include sound board, array speakers, 10 microphones, digital snake, amps, sub-woofer, other hardwired necessities and training not to exceed \$28000.** Seconded. Three bids were received. The

one chosen was the lowest and had a direct recommendation. ***Vote wasuUnanimous.***

VIII. New Business

1. Approve Committee Membership Changes

i. Tom Oglesby moved Landscape Beautification Committee- changes McGinnis's removed add Mike Hill, Rich Hall and Brian Decke.

ii. Oversight committee voting commissioner Patrick Duffy to replace Eileen Duffy. *Unanimous vote.*

2. Sales, Rentals and Transfers

i. Director Brannen brought up the situation with A-11 and A-12 as referenced in the letter asking for a waiver and previously reported as a violation. She was not quite sure how to proceed and initially requested that we move the moratorium date. **Director Brannen moved that the 12 month moratorium on A-11 would start as of 1 year from the original closing date. Seconded. Much discussion to include asking the rental committee to go over and find out why A-12 is not habitable; How can someone live there if it is not habitable. This is not a corporate responsibility Why would that matter, the violation has already occurred; tell them they cannot collect rent but then how would we know; we must have something in writing and we need to fine. Can we do this in one motion? Stockholder comments included that they are good people, something smells funny; they have been working on fixing up things; A-11 has too many steps. **Director Brannen amended the motion to notify the owners of A-11 that they are in violation, Section 7.8 of the By-Laws, that we need a lease reflecting the rental agreement, that the 12 month moratorium will begin the one year from the closing date and notify them that the fine being levied is the maximum fine \$1000. (\$100/day up to \$1000 and it has already been 20+ days.) Seconded. Question was called. Vote was 6 in favor, 2 opposed (Coyner and Weir.)****

IX. Shareholder Forum (comments/questions)

1. F. Copolla- we need to have inspections and certificates of occupancy for rentals.

X. Motion made by President Gallacher to adjourn the meeting at 10:03. Seconded. *Motion passed unanimously.*

Respectfully submitted by,

Susan J. Brannen, Secretary

Approved 2/22/2017

NOTICE

**SPECIAL Meeting of Briny Breezes Inc. Board of Directors
9:00 am Tuesday January 31, 2017
Briny Breezes Community Center**

AGENDA

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

- XI. Pledge of Allegiance & moment of silence
- XII. Call to order & Roll call
- XIII. Proof of Notice
- XIV. Approval of previous meeting minutes (if any)
- XV. Reading of Correspondence to the Board (if it directly relates to special meeting)
- XVI. Committee Reports (none – special meeting)
- XVII. Unfinished Business:
 - D. Board Discussion/Approval – rebuild the Beach Hut prior to Stockholder vote
 - E. Board Discussion/Approval –Ballot Item for change to By-Law 3.65 / Background Checks
 - F. Board Discussion/Approval-Auditorium Sound System (\$28000+/-)Building and Capital Reserves
- XVIII. New Business
 - 1. Approve Committee Membership Changes
 - 2. Sales, Rentals and Transfers
- XIX. Shareholder Forum (comments/questions)
- XX. Adjournment

All Stockholders are Welcome

This notice is dated and posted: January 27, 2017, 10 am

Theresa Pussinen, General Manager, Briny Breezes Inc.