

Regular Meeting of Briny Breezes, Inc. Board of Directors
Wednesday March 11, 2015, 9 a.m.
Briny Breezes Community Center
Minutes

- I. Pledge of Allegiance was recited and Moment of Silence was observed.
- II. President Michael Gallacher called the meeting to order at 9:03. Roll Call was taken: Present were Directors Brannen, Coyner, Gallacher, Gross (Long (via phone,) McMorrow, Oglesby and Stewart. GM Pussinen was present. President Gallacher indicated that we would most likely hold the meeting in two parts- up until around noon and then reconvene again at 1 pm. ((Director Coyner left at 2:20pm; President Gallacher 3:45))
- III. Proof of notice was posted March 6, 2015 at 1:00 pm
- IV. Approval of Minutes
Secretary Brannen reminded the Board that the minutes being considered for approval at this meeting were those for the Organizational meeting 2/25/15 and the Special Board Meeting also held on 2/25/15. The Director then called for amendments to the minutes as written. None were offered. **Director Brannen moved that we approve the minutes as written, a second was received.** No discussion. **The vote was unanimous 8-0 by voice vote.**
- V. **Reading of correspondence to the Board**
 - A. Greenblatt correspondence re: Cabaret donation of the TV and Sound Bar
 - B. LeGrow and Square Dance club correspondence requesting an exception to Rule A, 4, d for the 2015-2016 year to allow non-residents of Briny to participate.
 - C. Malchuski requesting clarification of “newly formed landscape club” and the approved budget items.
 - D. Cabaret Beach party request; dated 3/8/2014 for plans for this year’s Beach party on March 28, 2015.
- VI. **Report- Ocean Ridge Police**
 - A. Hal Hutchins stated that he was recently appointed Town Marshall for Briny Breezes; he had received the request for the Beach party; he stated that a bicycle patrol for Briny Breezes would be starting soon, waiting for the bicycle to arrive; he indicated that he has looked into the issue with golf carts and that the operation of golf carts being considered by the town of Briny Breezes; it is a statutory issue (Florida Dept. of Transportation specifically sections 316.212; 316.215 & 316.216) given that this involves crossing and using state roads and traveling on sidewalks; he responded to questions re:

bicycles and safe travel; he reminded of us of their program of education in this regard; he also reviewed the process if a traffic citation has been given.

VII. Report of Officers

- A. President Michael Gallacher read a letter from GM Theresa Pussinen expressing her sincere gratitude for all of the support recently; she described it as a gift that is immeasurable
- B. Treasurer Paul Stewart reported that as of 2/28/2015 operating cash on hand at \$335,083.89; Park Improvement fund \$236,218.26 and Catastrophe Cash Fund at \$114,866.94 for a total of \$686,169.09 Total operating cash. Stewart indicated that it appears we over-estimated the revenue from the Marina. We had anticipated \$102,000. And the projection now is \$80,000. Note Delinquent accounts at Yacht basin \$5,140.51 and other accounts at \$18,603.40 for a total of delinquent accounts at \$23,743.91; Income as of 2/28/15 was \$156,906.83 with disbursements at \$137,520.52.
- C. No other Officer reports were offered.

VIII. Report from GM Theresa Pussinen; Emergency lights were installed in each bathhouse; if there is a loss of power, they will stay on for 90 minutes; concern was expressed re: the step up in the dock area and is investigating options for marking this more clearly. Ramp put in on northwest side of the pool; noted that windows at the clubhouse and pharmacy are rotting out; GM will be getting bids to replace these all with high impact windows. Reported a total of 99 rentals. Repair was completed to a sink hole along Dock Dr.; Briny Breezes Blvd. was in process to alleviate the drainage difficulties using the existing storm drain. Concrete was to be poured in Quonset 3 to allow for the building of the storage units.

IX. Town Liaison Report: Sue Thaler, President of the Town Council, was not present. Barbara Molina, Town Clerk pro tem volunteered to report. She provided post-election results. All Candidates ran un-opposed and therefore re-elected. Lt. Hutchins again spoke about golf carts; ordinances and signage. A report was filed with the town. The Board requested a copy of this report.

X. Committee Reports

- A. **Sales and Rentals:** Director Brannen reported that the Committee reviewed 1 rental and 6 applications for membership or family transfers. The rental was approved but with a violation request made as the paperwork was delayed considerably. Later in the agenda the committee will be recommending Board approval for the sales and transfers. Committee will be having a special meeting on the 24th of March. President Gallacher had asked the Committee for a recommendation re: late application for rentals. Committees' suggestion is that it would be an administrative fee equivalent to

the fee structure for fines which is \$100/day up to 10 days based upon the date stamped received of the completed application and the date of the occupancy of the renter.

- B. **Seawall and Flooding**- Tom Oglesby Bulkhead/Seawall and Drainage reported the following: The Committee is actively seeking bids to mitigate tidal and rainwater flooding and drainage problems in **District 1 & 2**; updates are as follows: **along Briny Breezes Blvd** maintenance staff currently cleaning culvert and plan to repair storm pipe, as needed, and evaluate putting in a French drain; attempting to close the opening on second grate to keep silt and material out while allowing water to drain; and to consider applying asphalt to parking areas along Briny Breezes Blvd to minimize the silt and sand and reduce the risk of tripping on current concrete pavers. Along **Cordova**, planning to install a pump next to drain on south side of Cordova to lift or push water down the pipe leading to Ruthmary drainage system before it has time to build up in low lying areas; to significantly reduce the volume of flooding during heavy rains, consider using asphalt and/or speed bumps to increase elevation at exit; **Possible challenge**, is the issue of laying material over the underground sensors that control the traffic light on A1A. **Ruthmary** - current idea is to dig a French drain adjacent to lowest area of "Lake Ruthmary" to see if this efficiently drains the low area. If not run PVC pipe from French drain along the grass areas and back to the road in an area to the west to a point that the water can reach the lower area drains on Ruthmary and be evacuated to the Marina. **District 3: Bay Drive** Tidal Flood Mitigation Options include: Repair, seal and raise the Bay and Banyan Marina seawalls, to at least the elevation of the new Dock Drive seawall along the complete length of the seawall/bulkhead along Bay Drive. Lay down "filter fabric/cloth" in the areas behind the raised seawall where soil is present in order to minimize subsequent soil erosion; Cover the "rip-rap" at the southwest corner of the Marina entrance with concrete to prevent soil erosion. Estimates for several options to relieve the problems in this area are being sought. (Please read the minutes of this committee for specific information.) **Work with Marina Committee** to coordinate work, water, and movement of boats; necessary electrical work and sodding costs are not to be included in the Qualmann bid for the

seawall project. Qualmann may bid separately for any electrical work required.

- C. **Landscape & Beautification** Ken Gross, chairperson reported the following; This committee is a Board appointed and is advisory in nature. They are creating a Corporate Master plan that takes into consideration the many things Briny residents have suggested as well as reflects upon the research the committee members have done as well as their own expertise. They also assist owners in the decision making process as they plant their own gardens here at Briny. They cannot make purchases; Their research includes: dune restoration, soil retention, air flow, how our buildings are affected, weather absorption, lighting, pest control, preserving what we have, restoring what we had and projecting for the future. Largest project currently is the Corporate Master plan; Fountain project had overwhelming support to continue its efforts;
- D. **Building and Storage:** Volunteers cleaned and removed the debris in Quonset 3 to prepare for the building of 33 more storage units. Damage was found; concrete is being put in by Briny staff. The actual storage units are expected to be built predominantly by volunteers; Committee will be changing the locks on the south storage lot March 19th; residents have been informed to come to Community center to exchange or get a new lock and a new sticker. Items not claimed will be removed.
- E. **Communications and Technology:** see discussion below re: Cable

XI. **Unfinished/Old Business**

- A. A Row parking standstill- no report;
- B. Board review/discussion- rules regarding fences/gates. Director Gross indicated that the Rules and By-Laws committee met but a quorum was not established. Through subsequent informal discussion they did think that we needed to be sure that nothing blocked access between homes. Director Brannen clarified what the Violations and Fining wanted was to insert the word "Gates"; During the above discussion it was noted that we still have the problems with excessive growth into roadways and this is a health and safety issues; *Motion by President Gallacher to post a notice to shareholders that by the end of March to get all of your bushes trimmed back and any obstruction from the road for ambulance access if not the corporation will trim everything back at a cost to the owners per the Rules; seconded by Paul; Director Oglesby indicated that this is an administrative task- no need for a motion; pertains to all districts and follows the appropriate rules.*

- C. **Director Gross made a motion to form an Ad Hoc committee to clarify the above discussed rule re: insertion “gate”. It was seconded.**

Discussion re: why make this simple change now? Why have an Ad hoc when we have a Committee? Statutes, current rules etc. were clarified. Question was not called.

XII. New Business

- A. **Approval of Application for Membership/Transfers:** Motion was made by **Director Brannen to approve 5 applications for membership or transfer into the Cooperation. Unit A21 Family Trust John and Claire Murphy (same names), H16 Suzanne Wattles, A7 Grant and Patricia Perry, A8 Ravalli Trust in the names of Charles and John Ravalli, CD 7Michael and Maureen McGarry (already members in the corporation.)** It was seconded; *Motion carried unanimously.*

- B. **Cable Committee:** Eric Wolfbrandt- reported that they had 3 meetings, last one 3/4/15 when they voted between the proposals for Hot wire, Comcast, AT&T; he reviewed the highlights of each proposal to best meet the needs of the shareholders and internet needs; **President Gallacher made a motion to accept the cable’s committee recommendation to begin negotiation with ATT&T for U-200 service.** It was seconded. Discussion followed to include questions re: infrastructure, wires vs. connections, internet, number and variety of channels, band width, community hot spots, Comcast vs. AT&T, BBC-8 access and costs; Additional stockholders’ comments included a request to consider another choice of satellite TV; BBC 8 made a request to get the software and necessary hardware to make broadcasting possible, install date and length of contract. President and GM to negotiate the final contract. *The question was called with a roll call. Vote was 6 Yes, 2 No (Long, Oglesby)*

Motion to adjourn at 11:55 a.m. All were in favor. To be reconvened at 1:05 p.m.

Meeting was reconvened at 1:05 P.M.

- C. **Beach fencing- Ad Hoc Committee update:** Director Stewart reported that they are waiting for Florida EPA to guide us on how far we can go into the dune as we replace this fence. They are also exploring information re: the security of the gates onto the beach area. **Director Oglesby moved to table any action at this time.** It was seconded. *Vote was unanimous.*
- D. **Reinstallation of Beach Ropes:** **Director Brannen moved to reinstall the beach ropes as they were at a cost of \$3000 with an annual fee of \$6800; motion was seconded.** Discussion ensued. Issues remain rope must start at

the high water mark thus from Briny property; safety issues as well as issues of marking the beach were related for both pros and cons. There is no actuarial data to guide the decision in support or not support of “ropes”; we are covered by insurance. Buoys might be a way to mark the area from seadoos, surfers, etc. Question called. ***Vote was 2 yes (Brannen, Gallacher), 6 no.***

Director McMorro then made a motion to explore other options to mark our beach and look into a way to exit the water. This was seconded. After some discussion it was withdrawn.

A new motion was made by President Gallacher to accept Henry Holme’s aquatic contract to reinstall the ocean ropes and cleaning for \$6800, one time install fee of \$3000. And to establish an Ad hoc committee chaired to look at alternatives to mark the ocean/beach area and help with the egress. The motion was seconded. There was no further discussion. ***Vote was 5 No, 3 Yes (Brannen, Gallacher, Gross)***

President Gallacher made a motion to establish an ad hoc committee “the Ocean Safety Committee” to remark our beach and assist in the egress from the ocean with Director McMorro as Chair. This received a 2nd. No further discussion. ***Vote was unanimous.***

- E. Ocean Club TV donation/installation by the Cabaret Club: **Director Brannen made a motion that we accept the donation and thank the Cabaret Club for doing so.** Motion was seconded. Discussion included that Director Brannen was working on a proposal. ***Motion carried.***
- F. Cabana tables/chairs donation from the Bazaar. **A motion was made by President Gallacher that we accept the Bazaar’s donation and thank them.** This was seconded. Director Brannen asked for permission to briefly report to the Board their intentions for the coming year. The Bazaar cleared approximately \$12,500. Based on conversations with the GM and Landscape Committee the Bazaar would like to offer the Corporation: up to \$3000. to convert the Cabana Ice machine to safer, healthier add on; to offer to buy new pots for the poolside; the Corporation; up to \$1000 to obtain a sign to better identify the office from the road; Additionally the library will receive \$1000 to preserve existing scrapbooks, vests for the fire watch crew, up to \$3000 to “spruce up” the ocean club house’s window treatments and chair coverings; additionally the Bazaar needs about \$300 to purchase coolers and possibly large trash cans as they did not appear to be enough. More than \$7500 will also be given to charities as designated. Director Brannen reiterated the THANK YOU given to the many, many volunteers- it is truly a Community event.

Director Brannen moved the proposed donations from the Bazaar Committee be accepted by the Board of Directors. It was seconded. Motion carried unanimously.

Director Coyner asked to respectfully take his leave. 2:20 p.m.

- G. Committees for 2015/2016; Discussion re: should committees remain as standing committees or should they be Ad Hoc. **Finance committee:** is there a need for the committee and is there a charge for this committee; the GM develops the budget, Director Gross made a motion to keep it as a standing committee with a charge delineated by Director Stewart; (at this point we decided to determine if the Committee should remain a standing committee and then ask Liaison and Chair to clarify the charge) Agree that Finance is the Standing Committee; **Technology and Communication;** Director Long thinks it should be 2 separate Committees. Will need a “project manager” for the ATT &T Contract. **The Technology and Communication was not reinstated for 2015-16 (see list of 2015-16 committees); Sales and Rentals as a Standing committee-** Director Brannen to remain liaison; **Insurance moved to Ad Hoc; Marina and Watercraft a Standing committee** with Director McMorrow as Liaison; **Landscape and Pest Control,** should remain as a Standing Committee with Director Coyner; **Maintenance and Storage** remain as a Standing committee with Director Stewart as liaison; **Welcoming and Orientation** needs to happen but the format may need to change establishing a process; **remain a Standing committee** with Director Long as Liaison; (note that this is required in our Rules C .a .iii.) **Rules and By-Laws remain as Standing Committee** with Director Gross as Liaison; **Social Committee-** sunset it; **Futures committee-** do not need one unless we have a better defined charged; Director Gross to step in and write a charge and be a liaison; **Violations and Fining needs to be standing,** Director Brannen remains as Liaison, **Bulkhead/Seawall and Flooding,** Director Oglesby, **Fire Watch, Standing** with Director Stewart as liaison; **Voting Oversight, Ad Hoc** with Director Oglesby; **Ad Hoc Beach Access-**Directors Gross and Stewart; Ad Hoc: **Keeping up Appearances** was to establish a process- further define Gallacher; - **Ad Hoc Parking** – Director Gross to liaison with lots of issues re: A row; committee’s goal is to create more guest parking; use A row parking on Cordova and then also address the Bullpen; (there was resolution with the Town re: A row- Office has copy) . It was determined that we needed some clarification of charge to establish the above committees.
- H. Marina committee Request for No Cost of trailer storage; **President Gallacher made a motion to accept Marina committee request for no**

cost trailer storage for Briny residents who rent a slip annually.

Seconded. Discussion: slip re-rental available when a resident takes their boat out throughout the summer; entitled to boat storage; 17 residents have boats; varies how many trailers; 12 month contract should equal time in the water and time in the dry storage; summer is the best time to put a boat in the water; boat trailers are in dry storage and we turn away others who want to store golf carts, etc. (President Gallacher had to leave 3:45; VP Oglesby presided.) ***Question was called Unanimous vote NO.***

Motion made by Director McMorrow that those 2 owners who currently store in Q3 as well as those who currently store in the south lot outside and pay 12 months all at once can do this for no additional fees until they sell their boat, fail to continue their lease for the existing slip, or owners change hands. Question called. 4 Yes (Oglesby, Stewart, Brannen, McMorrow), 2 no (Gross, Long)

- I. Harvel Utility/Storm Drain west side of Marine Way: **Motion made by Director Stewart to repeal the vote last month for the bid of \$950 and to approve the bid by Harvel of \$13,500 to replace the existing 10" concrete drain pipe with 10" PVC pipe on the west half of marine Way from Palm Dr. to Dock Dr.. A second was received –money to come from the reserve account. Motion passed**

Motion to adjourn was made by Secretary Brannen at 4:10. It was seconded and passed unanimously. Adjournment

Respectfully submitted by

Susan J. Brannen, Secretary, Briny Breezes Board of Directors
Approved April 8, 2015