

**SPECIAL Meeting of Briny Breezes Inc. Board of Directors**  
**Wednesday September 2nd, 2015**  
**Immediately following Special Budget Meeting scheduled for 9:30am**  
**Briny Breezes Community Center**  
**Minutes**

- I. The meeting was called to order at 12:08 by President Gallacher who then called roll. Present in the community Center were Directors Gallacher, Gross, McMorrow, Oglesby and Stewart; present via phone were Directors Brannen, Coyner and Long. GM Theresa Pussinen was present.
- II. Proof of Notice was posted by President Gallacher on Friday August 28, 2015 at 9 AM.
- III. Approval of the previous Board meeting minutes, Special Meeting July 31, 2015. Secretary Brannen asked for any amendments to the previously distributed minutes. None were requested. **Director Brannen moved that we waive the reading of the minutes and approve the July 31, 2015 minutes as written.** This was seconded. No discussion. **Minutes were approved unanimously by voice vote 8- 0.** Motion carried.
- IV. Reading of Correspondence to the Board; no pertinent correspondence was received.
- V. Report of Officers – none for special meeting
- VI. Committee Reports – none for special meeting
- VII. Unfinished Business
  - A. NONE
- IX. New Business
  - A. Board discussion/approval of replacement finger piers / Bay Drive. **Director McMorrow made a motion to approve rebuilding all 15 finger piers along Bay Drive (south side of the Marina) to the level of the seawall eliminating the 15 to 20 foot drop-off with a cost of \$29,850 to be taken from the Yacht Basin 2016 fiscal year Reserves account.** Seconded. Discussion: Steps were considered but not wide enough for railings therefore we cannot use steps; We will have Qualmann perform this work to keep the same look, and design the same as the other side of the Marina; question on the bid process; comment Qualmann is consistently the lowest bid; question is that for finger piers or for the seawall; concern that this project continues to increase in cost but the finger piers were never part of the Seawall project since they are funded out of the Yacht Basin reserve; concern was expressed over the installation of the electrical conduit in front of two of the piers blocking entry to those finger piers. Director Oglesby explained that this was the electrical contractor's mistake and one that he was warned about prior to the pouring of the seawall; question as to why we have not investigated ADA compliance since this is a public entity; the sense of many of the Board is that this is a private entity; why are

we doing this piecemeal instead of in its entirety a first time. (Director Brannen reminded the Board that this was discussed in a previous meeting 5/2015 where since we did not have the necessary funds at that time to rebuild the finger piers and we were unsure if steps would resolve the problem of getting to the piers we had no choice but to wait until after the Marina seawalls were in place.) Question why are removing the concrete piers; response was that we are not removing the concrete pier; the pilings will be driven in the middle section of the piers between the concrete pier and the seawall. One additional benefit of rebuilding the finger piers is that we can move the cleats on the seawall to the finger piers. The question was called via a roll call: Brannen-Yes, Coyner-Yes; Gallacher-Yes; Gross-No; Long-Yes; McMorrow-Yes; Oglesby- Yes; Stewart-Yes. **Vote 7 in favor-1 opposes. Motion carries.**

- B. Board discussion re: expenditures and town project to allow golf carts to use the sidewalks and other areas of Briny. **Director Stewart made a motion that any golf cart used in of Briny Breezes adhere to Florida Statute and the Corporation's rules also adhere to Florida statutes.** This was seconded. Discussion: These decisions and changes should be made with more input; this is a rule and cannot be modified without 14 day noticed; there is a need to know more about how to modify a "golf cart" to a street legal vehicle; if we required street legal infractions would fall to the local police; many requirements e.g. licensed drivers, registration, windshields, lights etc.; the number of people who own/use the golf carts is far less than those who do not; comment from the town if you want the project to stop as currently planned i.e. accommodating golf carts as we know them now, need to come to the next town's meeting; the town has passed an ordinance; the corporation will be responsible to be sure that the golf carts are consistent with statutes; this includes Briny boating and fishing golf carts; corporation carts; if they are street legal where will they park; what about access to the front of clubhouse; decision; Town under pressure from the police; Chief Hutchins does not want to interfere with the quality of life of the community but if the state becomes aware then they will send in enforcement and the local police will have to enforce; corporation must insure that the golf carts in the community meet the compliance measures. Another possible solution would be to assign an impact fee for each cart to offset the expense of checking golf carts to determine if they are compliant with statute. It was suggested that this was a good discussion but not prepared to vote at this time. Need to discuss with our community. **Director Stewart withdrew his motion.**
- C. Board discussion/approval re: Employee health Insurance: consideration of Affordable Care Act (ACA) or an alternate **Motion made by President Gallacher to re-policy the employees health insurance with one policy option at \$3668.75/month to the corporation which includes co-insurance to cover the higher deductibles. A second was received.** Discussion: This reflects a savings of \$7606.80/year to the corporation; ACA is still a good possibility and could save the corporation substantially more (up to \$36,000.); question re: the timing since it would need to be done within a few weeks; how many employees would actually qualify for the subsidies; how do we actually calculate the total savings since it is based upon

gross family income; confusion if the Corporation can offer to pay for their premiums and how would we adjust for them based on different plans and premiums; GM proposing to re-policy with one policy instead of two; Director Gross suggested that Briny Breezes, Inc needs to get out of the insurance business; health insurance is a benefit, one which we are not required to provide; President Gallacher asked if he could amend his motion to add that employees pay \$100/month towards their insurance. Seconder agreed. **President Gallacher offered the following amended motion to re-policy the employees health insurance with one policy option (Humana Silver) at \$3668.75/month to the corporation which includes co-insurance to cover the higher deductibles and require employees to contribute \$100./month.** This was seconded. Discussion: This is a modest increase for all but one at \$40.00/month. It is still very low and does not reflect current policies that require 30 and 40%. *The question was called and the vote was unanimous. Motion carried.*

**President Gallacher made a motion to establish a committee of Board members to work on alternate options for employee health care and present this to the Board by the end of April 2016.** Seconded. *Vote was taken and it was unanimous. Motion carried.*

X. Adjournment: **Motion made by President Gallacher to adjourn the meeting at 1:45.** Second was received. *Vote was unanimous, motion carried.*

Respectfully submitted by,

Susan J. Brannen, Secretary

Approved: November 12, 2015