

Special Meeting of Briny Breezes Inc.
Board of Directors
Friday May 22,2015
Briny Breezes Community Center

- I. Pledge of Allegiance was recited and a Moment of Silence was observed.
- II. President Michael Gallacher called the meeting to order at 9:02 a.m. Roll Call was taken. Present were Directors Brannen (via phone), Coyner (via phone), Gallacher, Gross, Long (via phone), McMorrow (via phone), Oglesby, and Stewart. GM Theresa Pussinen was present.
- III. Proof of notice was posted Tuesday May 19th at 1:00 P.M.
- IV. Approval of the minutes for April 8, 2015. Secretary Brannen asked for any amendments to the minutes as written. None were requested. **Director Brannen moved that we waive the reading of the minutes and approve as written.** This was seconded. No discussion. ***The vote was unanimous 8-0 by voice vote.*** Minutes were approved.
- V. Reading of Correspondence: Given that Secretary Brannen was present via a phone connection, Vice President Oglesby was asked to read the correspondence
 - A. Sullo letter re: Fining
 - B. Brinks letter re: Seawall
 - C. Dooley re: Storage units and charges
 - D. Sullo: re: Exception to rule (read at April meeting)
- VI. Report of Officers
 - A. President: none at this time
 - B. Vice Presidents-none at this time
 - C. Treasurer report: Given
 - D. Secretary- none at this time
- VII. Committee Reports

Seawall Committee included their report as part of the Unfinished Business.
- VIII. Unfinished Business
 - A. **Update on Bay Drive Seawall/drainage project-** discussion included continued support of the projects; drawings have been provided and they appear to be inconsistent, reference to the width and height of the seawall; we need to have a better understanding of what exactly are the expectations; what

about the public access to the Marina and the interaction between this; will ask for a pre-construction drawing; step-up/step down this should only impact those getting to the finger piers who are boat owners or those working on the project. In response an assertion by Director Gross that our Marina was open to the public and this requires ADA compliance (i.e the sign we have inviting the public to come in and see the Marina spaces, Director Coyner who has extensive experience working with the ADA rules and others were confident that Briny operates a private marina and that ADA compliance required for our Marina. is not required.

Director Gross moved to halt the proposed Qualman work on the Marina until the project has been reviewed for safe public access and ADA compliance, if appropriate, and have a plan of action to resolve the safety issues before the project commences. Seconded. Discussion: Qualman does this everyday; in the Yacht basin fund we do not have enough to raise the finger piers, no intention of raising them unless there is more than 1 step needed and then we will modify ; need to be cognizant of ADA and the impact on our community; warning people of the problem is not enough; our property is not public- they are either renting or they are accompanied by an owner; management will assure that safety will be maintained; we are talking about flooding issues; we may be confusing the discussion from access to resident's homes and access to boats and the Marina; regard to finger piers- we will have a new budget year to use as needed; we hope to have the Qualman drawings within 10 days; difficult to know about steps until we identify the problem; ask specific questions of Qualman; public has no access to finger piers; sign for rentals only gives phone number; Who oversees or manages the project; turn-key project Qualman responsible; we are responsible for safety as well as the contract was met; last year oversight by 2 people remotely; no foreman on the project last year.

Question was called and seconded: Coyner No; Long No, Brannen, No, Mc Morrow No, Stewart, No, Gross, Yes, Oglesby No, Gallacher No **Motion failed.** 1 Yes, 7 No

B. Update on Briny Breezes Blvd drainage project- Director Oglesby Project Objective: Improve drainage and mitigate flooding in lower areas of Briny Breezes Blvd due to heavy rains and the poor performance of the existing storm drainage system.

We now know that the problem with the system is not due to clogging with sand and plant material and cannot be fixed with repetitive clean-outs or the installation of a French drain. A camera survey of the terra cotta drain pipe leading from Briny Breezes Blvd toward RuthMary

confirmed that the pipe has collapsed 150 feet from its origin, is completely blocked and no longer functional. The collapsed section of pipe is situated between Bamboo and Cedar Drive and is underneath a unit, thus not accessible without digging under the unit. Our assessment is that this approach is not cost efficient nor prudent considering the risk to the unit.

An alternate plan has been identified (by our President) that would tie the working portion of the system to a parallel drain pipe just up the street on Bamboo drive. This parallel system is also old terra cotta pipe that could easily fail in the near future. For this reason, we believe that it is prudent at this time to install a liner inside all the terra cotta pipe to insure that the system remains functional for evacuating storm waters from District 1 to the master system under Ruthmary.

Status: We are waiting for Harvel to give us a cost to do the digging, install a new catch basin and the connecting PVC pipe between the two systems. A second company, Pipeline Technology Inc. or a competitor will run the liners. We are in the process of seeking estimates for this work.

C. Update on Cordova/ Director Oglesby

Project Objective: Mitigate rain water runoff that builds up in the low areas of Cordova by pumping rising water to the RuthMary evacuation pipe entry point before it can cause local flooding.

Status: We have obtained three bids and are in the final stages of selecting a contractor to install a pump to lift storm waters from the low area of Cordova to the lateral pipe connecting to the Ruthmary master system. The same vendor will be used to install the pump on Bay Drive and perform the work to provide electricity through the Bay Drive seawall cap.

D. Update on Ruthmary Ave/Director Oglesby

Project Objective: Cut a channel in the road pavement to drain an area along Ruthmary where ponded water is currently unable to drain to the existing storm drain system.

An area along the north side of Ruthmary, called “Lake Ruthmary” by the local residents, ponds several inches of standing water along the parking/sidewalk area after heavy rains. Our Maintenance Staff will cut a narrow trench near the edge of curb on the downslope side of the area to attempt to drain it more effectively.

Status: Will do this work sometime this summer, either at the same time as a trench is cut for the power cable for the pump on Cordova or thereafter. Discussion included concern about dumping everything into this one system and if it will have the capacity to remove/pump the water out; the system was designed to drain into the Ruthmary system; there is no pump except the one being installed on Cordova.

E. Update on Cable contract/ President Gallacher:

We still have not signed the contract- going round and round; we are close- did achieve an increase in the Compensation Fee per unit; AT &T not very flexible in responding to Briny's Attorney; we are behind schedule although they said we can still meet the Oct deadline; ATT agreed to a couple of extra hot spots- 4 to 6;

IX. New Business

- A. Board ratification/approval- administrative fee increase for Sales and Rentals applications; proposal to approve/ratify Theresa's administrative increase; Sales \$100 to \$200; \$50 to \$100 for rentals; to commence July 1st; **Motion made by President Gallacher; seconded. Motion carried unanimously.**
- B. Board Approval of termite fumigation/tenting of Auditorium and Quonset #4; Auditorium at \$5000; Quonset #4 at \$3200 from line #328 Building Reserves **President Gallacher moved; seconded.** No discussion. Vote was unanimous. **Motion carried.**
- C. **Moved by President Gallacher Board approval of 3 bath-house roof re-coating (\$2,500 each- \$7,500 total cost.)** Based on a schedule given it will be Cardinal, Hibiscus and third Palm. Florida Roof coating to do the work. Will come out of operating budget line #512. No discussion. **Motion carried unanimously.**
- D. Motion for the Board to approve replacement gate for south end of beach at Old Ocean; put in double gates that open; Motion not to exceed \$3500 given the range of proposals; Monies to come from Budget line #510 park and outdoor maintenance. **Moved by President Gallacher. Motion carried unanimously.**
- E. Board approval of Committee changes (additions/deletions) deletion of Anita Casey from Landscape, deletion of Sue Becker, Hank Dernbach, MaryAnn Sperazzo, and Dee Cassella from Violations and Fining and deletion of Ann Carmondy from Sales and Rentals; the addition of Victoria Penaldea, Brenda Dooley, Keith Black, Edward Benedict to the

Rules and By-Laws Committee. **Motion to accept the changes made by Director Gross, seconded. This was passed unanimously.**

- F.** Storage: Director Stewart: administratively it was decided when new storage units were ready stockholders would be entitled to only one. We did not clarify exactly what to do if the stockholder had another. Need to approve a process. There are 33 new units; we went through the list of 22 stockholders who had requested large units, 13 additional stockholders had an existing unit and wanted a larger one; these stockholders had already paid for 6 months; when someone upgrades from a smaller to a larger do they get a refund when they turn over/empty the smaller unit? Is the Corporation double dipping if they do not allow for the credit? **President Gallacher made the following motion if you upgrade to a larger storage unit the remaining monthly charges will be credited to the upgrades unit. This was seconded. Vote was unanimous. Motion carried.**

Motion made by President Gallacher to adjourn the meeting at 10:50 am Seconded. Vote was unanimous. All were in favor.

Respectfully,

Susan Brannen
Treasurer, Briny Breezes Inc. Board of Directors

Approved: 7/31/2015