

**Regular Meeting of Briny Breezes Inc. Board of Directors  
Wednesday March 8, 2017 at 9am  
Briny Breezes Community Center**

## Minutes

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

- I. Pledge of Allegiance was recited and a moment of silence observed
- II. President Gallacher called the meeting to order at 9:06 AM. Roll call was done and Directors Adams, Brannen, Coyner, Gallacher, Goodreau, and Oglesby were present in the Community Center. Director Gross and Weir were absent with notice. GM Pussinen was present.
- III. Proof of Notice was posted Friday March 3, 2017 at 1 PM
- IV. Approval of previous board meeting minutes. Director Brannen moved that the reading of the minutes of the February 8, 2017 and the organizational meeting of February 22, 2017 be waived and approved as previously distributed. Seconded. *Vote was unanimous*
- V. Reading of Correspondence to the Board
  - a. Giradalus M-210 Lark The amount of the fine levied was too much and not in the spirit of Briny.
- VI. General Managers report
  - a. When using the auditorium please take out the trash; do not park in spaces that state Reserved or have a number; if you are not getting BBC-8 please e-mail me with your name, account # and unit; recently we put up a sign in the Butterfly Garden about dogs- someone took the sign. Please return it- it is corporate property and do not appreciate someone taking it; getting close to the time for closing up- everyone will get a copy of the guidelines and will be in the Bugle;
- VII. Report of Officers
  - a. Treasurer's report-

**AS OF February 28, 2017**

**UNAUDITED**

**OPERATING ACCOUNT ONLY:**

CURRENT ASSETS AS OF 2/28/2017	\$495,490.00
PARK IMPROVEMENT CASH	\$183,022.55
CATASTROPHE CASH FUND	\$115,272.11
<b>TOTAL OPERATING CASH</b>	<b>\$793,784.66</b>

**RESERVE CASH AS OF 2/28/2017** **\$235,187.66**

**TOTAL OPERATING & RESERVE** **\$1,028,972.32**

DELINQUENT ACCOUNTS TO DATE	\$12,207.71
DELINQUENT YACHT BASIN TO DATE	\$2,785.24
<b>TOTAL DELINQUENT</b>	<b>\$14,992.95</b>

**INCOME AS OF 2/28/2017** **\$176,821.09**

**DISBURSEMENTS AS OF 2/28/2017** **\$172,492.15**

- b. Oglesby- reconstituted the By-Laws should we file them- this is not on the agenda; let's discuss in april
  - c. Brannen- Thank you for trusting me to be your 1st VP
- VIII. Report – Boynton Beach PD (Captain Yannuzzi)
- a. The January report reflected department had 203 (180 regular visits) incidents (each time they come to Briny) The results of the traffic survey on Feb 15, 2017 turned over the town for their use; multiple phone calls on the “shots” Monday evening- they were not shots but rather it was a transformer; is the non-emergency number manned 24/7.? Yes
- IX. Town Liaison Report
- a. The volunteer group from the Boynton Police conducted the count along the A1A sidewalks. Sue Thaler reported that we will be doing additional days for another count. Bob Juovarty coordinating this 2 hr time period; Brannen- What are we looking for? An accurate count; the less traffic the better- perhaps so we would not need to widen all of the sidewalk to 5'
- X. Committee Reports
- a. The Violation/Appeals Committee met and had two appeals. They confirmed both fines.
  - b. Landscape and Beautification: working hard to redesign the fountain and the bricks around it; meeting at 1 pm at OCH.
- XI. Unfinished Business
- A. None
- XII. New Business
- A. Board Ratification/Approval – “consent agenda” items;
    - 1. Sales & Rentals committee decisions
      - a. The committee received no applications for membership or transfers this month.
  - B. Board discussion/approval – Director Oglesby moved that both Square Dance groups (Briny and the Southeast Square and round Dance) can be exempt from Rule A, 4, d. and host their dances in the Auditorium (based on availability). Seconded. *Vote was unanimous*
  - C. Board discussion/approval – 2017/18 fiscal year check signers
 

President Gallacher moved that we have 4 check signers President, Treasurer and the 2 VP's. Seconded. *Vote was unanimous. Motion carried.*
  - D. Board discussion/approval – 2017 Bazaar committee purchases/donations to corporation
    - a. The 2017 Bazaar was again a success with a profit of more than \$11,000. The group met and would like to make the following donations: Director Brannen moved that the corporation accept the following: Seconded.
      - i. West Clubroom: 30 new stackable chairs (~\$1200.); 6 new card tables (\$600). They felt this along with improvements made by the corporation and also a small group of volunteers to decorate ((\$300)) (window treatments etc.) will make this a more comfortable gathering spot.
      - ii. A new ice machine for the Ocean Club house (\$2100.)
      - iii. Card tables for the community Center (\$600.)
      - iv. New bookshelf for the Library (\$640.)
      - v. Repairs/remodel for Quonset 1 (\$1000.)
      - vi. Signs for the Bathhouses re: recycling rules
      - vii. Reimbursement to purchaser of the TV in the west clubroom.
      - viii. Possible up-grade on the lights along the west main entrance to rope lights that could remain all year round.

- ix. We discussed replacement of 3 double tables for the auditorium. After some investigation and basic repairs it was determined that these were not yet needed yet.
- x. Still outstanding from last year's list are the Road markers for our streets that would indicate the "letter" and "numbers". We are working with Omar on determining what would be best to order.
- xi. Flag pole- a couple of volunteers investigated the repairs to include new pulleys and ropes but they are unable to drop the flag pole because of corrosion. Too big of a job for volunteers.
- xii. We continue along the way to make purchases that get shared. We bought 2 new gas grills this year given the condition of the older ones, 2 new pop up tents, trash cans and we will need to purchase a car port size tent. We have been renting this but it is no longer available to us.
- xiii. In addition to these, the Bazaar has offered to make the requested donation of the corporation (\$550.) to Sea Turtle Adventures, Inc. the group that monitors any nests on our beach as well as who provide education. We are hopeful they might offer a program for our benefit. We will also make contributions to several other local charities. Motion carried unanimously.

**E. Board discussion/approval – future projects for planning/budgeting purposes**

**1. District II: Brannen**

- a. The wall along Cordova is falling down; could fall on someone or someone's car. If we want to alter the construction of this wall, we may need to get it on a ballot so pre-planning is critical. *Need to establish an Ad-hoc committee ; uneven; establish options for the fence along Cordova*
- b. The sidewalk particularly along Ruthmary is a hazard. They were shaved a few years back but still have areas that rise up causing a tripping hazard. They are also in places breaking apart.
- c. The fencing around the ocean is in need of painting
- d. We have a need for low light lighting along the streets for the safety of our residents when walking home in the evening. Send to landscape
- e. We need to be able to make picture ID's easily and often. Shareholder Atlee F-201 we have been working on this; have retrieval of old pictures; the current system- is old; applaud what you have done; ID's are important for safety and security
- f. We need to modernize our office's daily work (and fix it physically)

District 4- long term plan for re-paving our roads; Director Coyner stated that we need to monitor the water and sanitary sewers;

Sue Thaler- Q-207 Did you actually form the committee – We will do it with the review of the committees

**F. Board discussion/approval – violations/fining recommendation for K-29 fine**

- a. Golf Cart on fire; owner's because it was not a registered or insured; Director Brannen moved that the Board should levy a fine to the owners of K-29 whose renter was in

**violation of the Briny Rules D. 1. c.. Director Oglesby amended this motion and recommended that this fine be \$1000. Since the renters have been here for a year.**

Seconded. Discussion: What about the cost of damages that occurred given the accident- who pays these? We need to develop a better system so that this does not happen again; Scary is the fact that it caught on fire with no reported indication of it being faulty- safety. This incident has caused Briny a lot of time and effort. Coppola C-210 this accident occurred right in front of our house- he has damages to his shrubs and his siding. Gallacher- most communities require a security deposit to the corporation for potential damage to corporate property. The road itself was damaged. Bennet I-8 Did I hear correctly that this was a 12 month rental- Yes **Vote was unanimous.**

- G. Board discussion/approval - digging behind S Ibis seawall patch cracks (\$5k from Op Budget/Seawall Maintenance) and \$30,000 from Seawall Reserves to cap/raise, seal and repair the lowest/oldest sections of the S Ibis and S. Heron seawalls that either overtopped or were within an inch of overtopping during the King tides last fall.**

**Cap/Repair/Seal portions of S Heron and S Ibis Seawalls (≤ \$30k)**

Director Oglesby moved that the Board approve up to \$30k to contract with Qualmann Marine to cap, repair and seal portions of S Heron & S Ibis Seawall in D-4 (see attached plats) at a cost of less than or equal to \$30k per the Qualmann estimate. Oglesby's proposal received a second and was discussed. Portions of the seawall targeted for this work were either over-topped or very close to being overtopped during King Tides last Fall. Shareholder: Sue Thaler –Q 207 *what exactly are the units where the wall overtopped? – O-201 and O-201A.* She asks that you take the same approach that you are taking on N. Heron and excavate first by doing it in 2 phases. This is a committee recommendation and passed unanimously. Keller Q-206 I know that you discussed N. Heron last meeting; When we bought we were not told that there would be over-topping but there is. Decision should have been made on what is best for Briny; what is best for those most affected; we continue to spend money on making repairs; Vote was called. Unanimous

**Excavate and repair crack behind S Ibis seawall (≤\$5K)**

Director Oglesby also moved that the Board approve up to \$5K to support excavating areas behind the S. Ibis seawall from approximately R-203 through R-209 where soil loss indicates the likelihood of subsurface cracks in the seawall and to allow the sealing of any cracks/holes found with cement and covering the sealed cracks with filter fabric to minimize any further soil loss were the cracks were to reopen. After the motion was seconded, Oglesby explained that the \$5k would come from the Seawall Maintenance line item of the 2016-7 operating budget and he reminded the Board that this is part of an ongoing project of annual seawall maintenance which will continue as needed in the future, if approved by the Board. The question was called and the Board voted unanimously to approve Oglesby's motion.

- H. Board discussion/approval – reception for 2016/17 volunteers.**

**Director Brannen indicated that we have had a budget line for social events for the corporation for years. This previously was used for a corporate dance and for the Easter Egg hunt. We have not held the dance for many years; we explored having a casino night but it was quite expensive and we did not know how popular it would be to determine if we might**

not over-spend; the easter egg hunt has not been held for 2 years. We ask many folks to volunteer their time, expertise and energy on Board committees. Would a reception be appreciated by these folks to thank them in person by the Board? Director Brannen moved that we recognize our volunteers in some manner using up to \$1000. 2<sup>nd</sup> the motion; Boxzon-F-4 we all have been volunteering; this is Briny; Unanimous Susan will be in charge.

- I. Board discussion/approval – Ad Hoc Committee to monitor the golf carts. Coyner thinks we need to do a better job at this. Suggested that Directors monitor this. Baumgarten - Insurance and registration ??? missed this comment; what about safety; we do not give new stickers each year; some form of accountability; the office does check the insurance; Coppola- a license plate on the front; name plus unit # on; Jo Ann Long- asked someone if they had insurance- their response was that they rented it from someone else in the park; who is responsible for accidents; Table it; investigate some of our options.
- J. Board discussion/approval – Blast system for the telephone for emergencies.
  - a. Director Coyner being the liaison with the town we should institute a blast system over the phone; can it be any phone e.g. cell phones? Captain Yanuzzi responded that we are already paying for this through Palm Beach Cty but this would only be through landlines; We are already paying for this; let's look at this with Captain Yanuzzi
- K. Board discussion/approval - Parking issues around Briny/possible ad-hoc committee Gallacher moved that we establish the Ad-Hoc Parking to address all of our parking district; Tom Goudreau apologized- he has been out of commission; Baumgarten we satisfied the original charge; Unanimous
- L. Board discussion - Committee updates additions/deletions etc.
  - a. Gene Adams liaison for Marina
  - b. Cordova Ad Hoc Committee - Tom Oglesby
  - c. Re-establish Parking Ad Hoc Parking, Susan Atlee to chair
  - d. Personnel and Ethics Gene
  - e. Gene - Town Liaison
  - f. Futures Revenue - Tentatively Ted Gross

All in favor. Unanimous for these changes

GM be sure your smoke detector is working; This is set your clock back so check your batteries as well

- M. Shareholder Forum (questions or suggestions)
  - a. Coppola C-212 too many young people driving golf carts
  - b. Friedman A-5 present a project to change the Marina- fish Cleaning area; it is all of us; it is common property; this is the west entrance to; want to do this in May; it is not a material improvement; please put this on the April agenda; have prices;
  - c. Black F-17 Butterfly Garden. Not allowed to have my pet in the garden; last week a sign went up saying no pets; I have been asked to leave by non-district 1 folks, I go there several times and always the same few folks, I pay a premium for a pet friendly district- my district director did not know anything about this; maybe move the Garden

- d. Baumgarten G-211 this is probably the most popular places; many fishermen, it needs repairs, Omar is filling it in almost weekly; Director Coyner- a guest slipped into the water; he was trying to retrieve a fish hook
- e. Adler- thanks to the Board for allowing Square Dance to continue. Butterfly garden go into work and they have to contend with dog "poop". We made a decision not to allow dogs; the fact that the sign was removed- a criminal action; does not know how many people use the Butterfly Garden;
- f. Director Coyner- designated corporate property; vandalism is not tolerated
- g. Director Brannen: do our By-Laws say if we are going to change pet restriction
- h. Thaler Q-207

**XIII. Adjournment 11:05 Director Goudreau seconded.**

Respectfully submitted,

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Michael Weir, Secretary Briny Breezes Inc

**Approved:** April 12, 2017

# NOTICE

Regular Meeting of Briny Breezes Inc. Board of Directors

Wednesday March 8, 2017 at 9am

Briny Breezes Community Center

## AGENDA

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

- XIV. Pledge of Allegiance & moment of silence
- XV. Call to order & Roll call
- XVI. Proof of Notice
- XVII. Approval of previous board meeting minutes
- XVIII. Reading of Correspondence to the Board
- XIX. General Managers report
- XX. Report of Officers
- XXI. Report – Boynton Beach PD (Captain Yannuzzi)
- XXII. Town Liaison Report
- XXIII. Committee Reports
  
- XXIV. Unfinished Business
  - B. None
- XXV. New Business
  - N. Board Ratification/Approval – “consent agenda” items;
    - 2. Sales & Rentals committee decisions
  - O. Board discussion/approval – Square dance club to host multiple events (next season)
  - P. Board discussion/approval – 2017/18 fiscal year check signers
  - Q. Board discussion/approval – 2017 Bazaar committee purchases/donations to corporation
  - R. Board discussion/approval – future projects for planning/budgeting purposes
  - S. Board discussion/approval – violations/fining recommendation for K-29 fine
  - T. Board discussion/approval - digging behind S Ibis seawall patch cracks (\$5k from Op Budget/Seawall Maintenance) and \$30,000 from Seawall Reserves to cap/raise, seal and repair the lowest/oldest sections of the S Ibis and S. Heron seawalls that either overtopped or were within an inch of overtopping during the King tides last fall.
  - U. Board discussion/approval – reception for 2016/17 volunteers
  - V. Board discussion/approval – Ad Hoc Committee to monitor the golf carts.
  - W. Board discussion/approval – Blast system for the telephone for emergencies.
  - X. Board discussion/approval - Parking issues around Briny/possible ad-hoc committee
  - Y. Board discussion - Committee updates additions/deletions etc.
  - Z. Shareholder Forum (questions or suggestions)
- XXVI. Adjournment

**All Stockholders are Welcome**

This notice is dated and posted Friday March 3, 2017 at 1pm:

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**Theresa Pussinen, General Manager**

**Briny Breezes Inc.**