

CARIBBEAN BEACH CLUB ASSOCIATION, INC.
Board of Directors Special Meeting
May 31, 2020
3:00 pm, EDT

CALL TO ORDER

Board President McElwee called the May 31, 2020 Caribbean Beach Club Association, Inc. Board of Directors Special Meeting to order at 3:00 p.m. and verified a quorum of Board Members was in attendance.

NOTICE VERIFICATION

Mary Allison verified the Notice of the Meeting was properly given to or waived by each Director and the Notice of the Meeting was posted on the property in accordance with the Association documents and Florida statutes.

ATTENDANCE

Present from the Board: Brett Beer, Patrick O'Connor, Sarah McElwee, Steve Elbing, John Vary, David Siktberg.

Members Absent: David Zibolski

Guests present: Brian Heller, Jamie Orrell and Mary Allison, Tricom Management

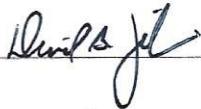
South Building Remediation Plan

Brian Heller presented his overview, findings and costs associated with the remediation and reconstruction of 5 units in the south building, one in the middle building and the front office. A motion was made by Brett Beer and seconded by Steve Elbing to approve proceeding with the single head installation of 3 units on an exterior wall within the budget presented. All were in favor, and the Motion carried unanimously.

ADJOURNMENT

A motion was made by Steve Elbing and seconded by John Vary to adjourn the meeting. All were in favor, and the Motion carried unanimously. The meeting was adjourned at 3:58pm.

BY:



DATE:

09-25-22

Caribbean Beach Club Association Board of Directors
Meeting Minutes
October 26, 2020

Call to order/Roll Call

Meeting called to order at 9:03 am

Present at the resort: Sarah McElwee, Brett Beer, Mary Allison, Ellen deHaan.

Attending via ZOOM: Dave Siktberg, Patrick O'Connor, Steve Elbing, John Vary, Brian Heller, Jamie Orrell, Lisa Martin.

Excused: David Zibolski

Quorum Verification and Proof of Notice of Meeting

Mary Allison verified the quorum and proof of notice for the meeting.

Approval of minutes from last meeting August 17th, 2020

Action: A motion was made and seconded (David S/Sarah) to approve the minutes as amended by removing the owner comments and correcting the time of the meeting noted in the header.

Passed unanimously.

Financial Reports

Action: Lisa Martin gave a quick review of monthly financials ending 9/30/2020 which had been published in advance to the Board for review. A motion was made and seconded (Steve E/Sarah) to accept the financial report.

Passed unanimously.

Property Operations report and Old Business.

Brian presented the operations report to the Board which included an update on the Estero Road project, the South Island bridge update, review of the newly installed pavers, and confirmation that the pool chemical controllers had been installed.

Action: Reviewed a proposal for dehumidifiers and final remediation of the south building units. For the dehumidifiers, a motion was made and seconded (Patrick/Brett) to contract with Future Controls Inc. per their proposal of 10/5/2020 to install 15 more dehumidifiers in the south building units at a cost of \$2,400 each.

Passed unanimously.

Action: A separate motion was made for remediation of the south building mold and water damage; a motion was made and seconded (Patrick/Brett) to accept the proposal of Expert Water Removal of 9/14/2020 to remediate the south building units for \$51,527.56.

Passed unanimously.

Action: Reviewed the update of the pool room configuration and equipment replacement. A motion was made and seconded (Dave S/Brett) to accept the Rock Star Pools proposal of \$49,875 and to start the work ASAP ensuring work was complete before high season began.

Passed unanimously.

Action: Reviewed bids for a new commercial washer and dryer for housekeeping. Motion made and seconded to accept Steiner-Atlantic LLC proposal of 9/10/2020 for new commercial washer and dryer along with fire extinguishing system for \$15,533.28.

Passed unanimously.

Action: Reviewed the proposed collection policy from Tricom. A motion was made and seconded (Sarah/Brett) to approve the proposed collections plan after revising it to remove the \$50 fee in March.

Passed unanimously.

New business

Topic/Update: The north building AC units are requiring excessive maintenance and so the Board was advised that they most likely will need to be replaced sooner than the reserve study indicates.

The reserve study will be updated in 2021. Brian will send a sample of Tricom's reserve study reports to Dave S for review.

Guest policy was discussed, and it was decided that no action needed to be taken at this time.

Materials were presented regarding a potential rest room solution for the pool area and a formal presentation will be made at the March meeting.

Committee Updates

Building and Grounds advised that there are no open items as property generally looks good. Work is being considered on the grass/lawn quality.

Website committee advised that new photos have been added and a write up of desired enhancements will be created by David S and sent to Tricom for implementation.

Investment committee reported that interest rates are so low that earnings for 2021 will be dropping off from 2020 levels.

Adjournment – Meeting adjourned at 11:57 am (motion and second were Brett and Dave S)

David B. Jil
09-20-22