

Beachcomber
c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL. 33410
Tel: 561-626-0917 Fax 626-7143
www.seabreezecms.com

Board of Directors' Meeting Minutes
Thursday, May 10th, 2018 at Beachcomber Pool

1. Call to Order at 4:01 pm
2. Verification of quorum with all (5) Board Members present, Joe Cavolo, Andy Cretella, Peter Harold, Elaine Lochmandy, Kara Vaughan. Property Manager Howard Rosenkranz was also present.
3. Old business- none
4. New Business
 - a. Motions by J. Cavolo, 2nd by E. Lochmandy and approved unanimously on the following:
 - i. New Management – Sea Breeze as new Property Management Company
 - ii. New Maintenance – PRF as new maintenance company with Juan as their on-site person
 - iii. New Landscape Service- Land Care Landscape as new landscaper
 - iv. New pool service- Perfectly Pure Pools as new pool service
 - b. Community Standards- to be refined and then published to the Membership
 - c. Committees
 - i. Architectural committee- Kara Vaughn, Al Ciccone, Eric Johnson appointed by the Board to the Architectural Committee, motion by J. Cavolo, 2nd by E. Lochmandy and approved unanimously.
 - ii. Fining committee – to be set at a later time
 - d. Future Projects as finances permit: wall repair; garage roofs; beach walkway crossing/speed bumps; canvas covers for storage areas
 - e. Gate code- call box to be taken over by Sea Breeze from Gate Masters for all new programming. A general code given to the Residents to give to vendors to be changed every quarter for the car gates only. Pedestrian gates to change 1x/year.
 - f. Remind homeowners to prepare units for storm season
 - g. Treasurer's discussion:
 - i. Budget/Revised Budget reviewed
 - ii. Reserve study discussed
 - iii. 3rd quarter assessment- motion for proposed special assessment for approximately \$360,000.00 to pay down the line of credit and complete the spalling project. Motion by J. Cavolo, 2nd by E. Lochmandy and approved unanimously
5. Adjournment at 4:44 pm, Motion by J. Cavolo, 2nd by E. Lochmandy and approved unanimously.
6. Meeting re-opened at 4:50pm via motion by J. Cavolo, 2nd by E. Lochmandy, approved unanimously.
7. Motion approved to set the historic front door type and color to be the only door that can be approved. Motion by J. Cavolo, 2nd by E. Lochmandy and approved unanimously.
8. Adjournment at 4:51 pm- motion by J. Cavolo, 2nd by E. Lochmandy and approved unanimously