

Beachcomber
c/o Sea Breeze Community Management Services, Inc.
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Palm Beach Gardens, FL. 33410
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Board of Directors' Meeting Minutes
Thursday, June 7th, 2018 at Beachcomber Pool

1. Call to Order at 10:04 am
2. Verification of quorum with all (2) Board Members present: Elaine Lochmandy (EL), Kara Vaughan (KV), and (2) Board Members calling via telephone: Joe Cavolo (JC), Andy Cretella (AC). Property Manager Howard Rosenkranz was also present.
3. Approval of prior minutes- motion to approve the 5/10/18 minutes by EL, 2nd by JC, and was approved unanimously
4. Old business- none
5. New Business

a. Special assessment discussion & Board vote

- i. JC discussed the special assessment needs that would be \$360,000.00 and would be paid quarterly over the next two years by each homeowner. The reason for this special assessment is as follows:

Completion of the spalling, paver & railing project which is anticipated at \$169,000.00
Payback of the line of credit and interest on the line of credit which is at \$177,709 to date plus interest as the balance is paid back of approximately \$12,000.00

The Board will be seeking new vendors to get the spalling project moving again in the summer of 2019 and the pavers and railings later this year.

A motion was made by JC, 2nd by EL to approve the Special Assessment for the \$360,000.00 with the charges to be split per the percentage due by each unit pre-determined by the size of the condos. The total due for each unit will be paid over the next eight (8) quarters starting with July 2018 and ending in April 2020. The motion was approved unanimously.

- ii. JC stated that a Reserve Study is being conducted and there will be a Budget Review later this year.
- iii. Unit owners should hold up on storm doors due to the eventual install of new pavers which would make the storm doors shorter.

b. Community Standards- front doors

Motion by JC, approved unanimously

- i. For new doors: standard set as the **Simpson model: Madrid #4112**. The closest location that sells this is in Melbourne. Contact name is Donald Mickel 772-528-2196. The base price is \$890.00 plus extras such as polyurethane coating, hinges and installation. Lead times are running 4-6 weeks. This is a price for a 3-0' x 6'8" standard size door. Donald mentioned some door frames at Beachcomber may vary from that standard so he would need to measure before getting the door to verify the dimensions and also a 50% deposit is required with orders.
- ii. For existing doors: after the door has been stripped, use **Minwax** oil based stain **Red Oak #215** followed by **Minwax Helmsman Spar Urethane** sealant/protectant. PRF has done several doors, please contact them for scheduling and pricing.

- c. Remind homeowners to prepare units for storm season.
 - i. An email reminder should go out. Pots, chairs, grills etc. should all be brought in before any storms crop up. There will be charges to homeowners if special arrangements for putting items away have to be done.
- 6. Adjournment at 10:37 am- motion by EL, 2nd by JC and approved unanimously