

Beachcomber
c/o Sea Breeze Community Management Services, Inc.
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Budget and Board of Directors' Meeting Minutes
November 30th, 2018 at Beachcomber Pool

1. Call to Order at 9:59 am
2. Verification of quorum with all (4) Board Members present: Elaine Lochmandy (EL), Kara Vaughan (KV), Joe Cavolo (JC), Andy Cretella (AC). Property Manager Howard Rosenkranz was also present.
3. Approval of prior minutes- motion to approve the 6/7/18 minutes by JC, 2nd by AC, and was approved unanimously

5.(h) was moved up on the Agenda so that the appointment of a new Board Member filling an open seat could be done. Motion by JC, 2nd by AC to appoint Eric Johnson (EJ) to the Board, which he accepted. Mr. Johnson was present at the Meeting and joined the Board

4. Old business- Update by KV
 - a. Project updates- roof cleaning planned for April 2019, speed bumps
 - i. Pool/Spa- spa to be shut down and repaired after season due to leaks
 - b. Compliance Committee- Anthony Mollo, Mike Stacey and Cheryl Romano
 - c. Spalling & paver update- to be done in 2019. Difficulty finding vendors due to the local economy going well keeping them very busy.
 - d. Garage roof repair update- PRF and Stuart Roof have done and will do roof repairs and replacement as needed on the remaining garage roofs in the Neighborhood
5. New Business
 - a. Presentation of 2018 revised Budget by JC. Motion by EL, 2nd by AC, approved unanimously
 - b. Presentation of 2019 Budget by JC. Motion by EL, 2nd by AC, approved unanimously
 - c. Community Standards
 - i. Screen doors
 1. **Rule change: Screen Doors must be retractable with a brown door frame, Phantom brand.** Motion by EL, 2nd by AC, approved unanimously.
*****New screens should not be installed until after pavers are installed*****
 - ii. Door hardware
 1. **Rule change: door hardware must be brushed nickel.** Motion by JC, 2nd by EL, approved unanimously
 - iii. Unit construction blackout dates
 1. **Rule change: All construction on units must not take place between December 1st and April 1st. Exceptions would be emergency repairs.** Motion by EL, 2nd by JC, approved unanimously
 - iv. Contractor parking
 1. **Rule change: Contractors must park at the west parking area other than for loading/unloading – tabled**
 - v. Hurricane shutters discussion- should be roll down, beige colored
 - vi. Windows- discussion- Turtle tintingItems v. and vi. To be set at a future Board Meeting.
 - d. Pest control update- representative from Hulett was present before the Meeting to discuss various treatment methods and other pest control questions from the Membership.

e. Real Estate guidelines

1. Rule change: No Realtor open houses are permitted. Showings are by appointment only. For sale signs are not permitted to be posted in common areas unless authorization is provided by the Board in advance and only for designated times as approved by the Board. Motion by EL, 2nd by JC, approved unanimously

f. Holiday discussions- Juan to receive \$35/unit as a Holiday Bonus. The 2018 bonus will be pro-rated as he did not work a complete year at Beachcomber.

g. Roof cleaning update- to be done in April 2019

6. Questions/comments from the Community

7. Adjournment at 10:51 am- motion by EL, 2nd by JC and approved unanimously