

Jensen Beach Club Workshop Meeting Minutes
Clubhouse, Wednesday, April 14, 2021, 3:00PM
Call-in Number 605-313-4820, PC 1085803#

Roll Call: Vito Cucinelli, Suzy Browning, Eugene Ciferno, Ellie Ledbetter, JBC Property Mgr, Alena Woodruff

- The recent rain storm damaged ten (10) soffit's. Waiting for a proposal to do repairs as soon as possible.
- Dave Nawakowski, 107-B3, Max from Green Magic LLC will replace/repair drywall in their unit. Owner requested that the work be done in June. No cost for these repairs.
- We are still having issues with speeding vehicles on property. Alena has ordered two (2) additional 15 mile an hour signs for placement.
- We will be changing the gate code this summer. New code will be sent to everyone via email.
- Undecided if there is a need for a Board Meeting in April. If we have anything that needs a vote we will schedule a virtual meeting.
- Eugene Ciferno working with the engineering company on the seawall. They are asking for a status on next steps if any at this time. We all agreed, nothing is needed at this time.
- We all agree that the Bocce Court need to be done professionally. Eugene Ciferno is going to reach out the Barb & Richard Elliott who submitted the work order and ask them to pull together a committee, request three (3) proposals from local companies and report back to the board with the info for review/action.
- Alena provided the board with copies of three (3) proposals for the area behind the clubhouse to include the gravel area and rotting timber that needs to be replaced.
- We are waiting for a second proposal for the stairs in building 107.
- We will send out a one-page email with Rules and Regulations. We will also place copies in each building entryway in plastic sleeves.
- We have a new towing company that we have signed a contract with, Gary's towing. We are going to do a sweep around the property and any vehicle without a sticker or visitor tag will be asked to come to the office. If a car is tagged and it's ignored, we will place a 2nd notice and if that goes ignored we will tow at the owner's expense. No exceptions.
- Suzy Browning reminded everyone on the phone that we need residents to consider running for the board.
- A question was asked on what the thought is for the space behind the clubhouse. Pavers to match the pool area and new timbers where needed.
- The comment was made that we have blind spots in the parking/road area.
- Dave Nawakowski volunteered to watch for cars that come in from other places and park and go to the beach, use as a short cut around traffic on JB Blvd and Ocean Drive, etc. He will place notices on those that he sees on the weekend when property management is not working.
- Many thanks to the gentleman that cleaned the mangrove area at 108 from the recycle spill during the storm last week.

Motion to adjourn Suzy Browning

2nd Eugene Ciferno

All in favor, motion carries

Scribe: Ellie Ledbetter