

**Jensen Beach Club
Board of Directors
Meeting Minutes
November 15, 2021, 7:00 PM**

Call to Order

Vito Cucinelli, President, called the meeting to order at 7:00 pm.

Roll Call

Vito Cucinelli, Suzi Browning, Eugene Ciferno, Kim Wojciechowski, Ellie Ledbetter & Alena Woodruff, Manager, Advantage Property.

Presidents Report- Vito Cucinelli

- For the last couple of meetings, we have not had the financials to review, this is due to the new TOPS software program that Advantage is moving financial information to. Going forward rather than have our monthly Board meeting the 3rd Monday of the month we will move to the last week of the month.
- The gravel area behind the clubhouse is finished with pavers and new landscaping. We are also replacing the storage box and placing cigarette disposal containers at both gates into the pool area.
- We have a new contract with Xfinity for the association. We have signed, waiting for Xfinity to finalize with their signature. The agreement is for cable services only. Same channel lineup with a small increase, over the length of the contract. This is a six-year agreement.
- At our last meeting we were asked if we could add a basketball hoop in the tennis court area, it's been tabled for the time being, there's no space in the court area to accommodate a basketball hoop.
- Bocce Court update, work is scheduled to start in mid-December and finish by January 1, 2022.
- Alena is waiting for two (2) proposals from sewer cleaning companies to start a yearly maintenance program.

Managers' Report- Alena Woodruff

- A Jensen Beach Club Welcome Committee would be a positive practice rather than a Grievance Committee. They could meet with new owners and renters and go over the Rules & Regulations and hopefully that would eliminate some of the issues we have been seeing recently. Alena, Ellie & Suzy will work on a Welcome Packet. Anyone interested in being part of the committee please reach out to Alena directly.

Treasurers Report – Eugene Ciferno

- Posted on bulletin board.

Grounds/Bldgs – Vito Cucinelli

- The question was raised to move our mowing day, it's currently on Monday and interferes with the pickle ball people. James our Landscaper is looking at his schedule to see if this is possible.
- We are updating the old fountain area; the design will tie in with the surrounding plantings.
- There is a leak in one of the pool heaters, a new unit has been ordered.

Social Committee

- Reminder there are 2 theatre events, first one is *Carousel* on 1/22 at Riverside Theatre in Vero Beach at 2:00pm. Dinner to follow at Pietro's. Second event is *Pippin* on 3/12 at Riverside State College, dinner to follow.

Q & A

- Please be sure to add the call in information for all meetings on postings and mailings.
- January 17, 2022 is the JBC Annual Board Meeting, there will be three (3) board positions open and we are hoping we'll have residents that will consider running.

Motion to adjourn by Eugene Ciferno

2nd Suzy Browning

All in favor, motion carries

Meeting Adjourned

Scribe: Ellie Ledbetter