

Jensen Beach Club
Board of Directors Meeting Minutes
October 19, 2020, 7:00 PM at the Clubhouse

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

- Approve minutes, 2/11, 2/17, 3/19, 6/25 and 9/21
 - Motion to approve by Suzi Browning
 - 2nd Eugene Ciferno
 - All in favor, motion carries
- Thank you to Roy Placet for his service on the Jensen Beach Board. He has offered to continue with IT.
- Thanks to Kim Wojciechowski who is taking on Roy's term which ends 1/2021.
- This is our first regular meeting, the meeting was advertised, unlocked the clubhouse for attendees. Plan to have regular meeting next month, November 23.
- Pool furniture is at 50% capacity, keeping crowds down. COVID Plan going forward will be discussed under New Business.
- Review 2021 Budget under New Business.

Managers' Report- Alena Woodruff

- Board of directors are working with our attorneys and other Association attorneys on COVID and how to best keep residents safe. Most suggest we do not reopen club house and minimum use of pool. Working with local authorities as well. Plan going forward will be discussed in new business. We will invite our attorney and insurance agent to attend a meeting in January to talk about COVID.

Treasurers Report – Eugene Ciferno

- Reported and will be posted on the bulletin board. No surprises.

New Business – Vito Cucinelli

2021 Budget

- 2021 Budget, admin same, utilities same, building/equip up slightly, grounds about the same, recreation went up slightly for new umbrellas and fixing damaged pool furniture. \$20K special projects, maintenance fees will remain the same, no increase there.
- Motion to approve to send budget to residents by Eugene Ciferno
- 2nd Kim Wojciechowski
- All in favor, motion carries
- Alena will call Advantage and ask them to mail out.
- Will approve at November meeting.

Building Maintenance

- Repaired electrical panel in pool area.
- Stair treads in 107 repaired, plan do the same in the other buildings next year.
- Large sprinkler riser replaced in building 108.

Building Maintenance continued

- Roof leaks in 105 and 108, mostly in dormers.
- One wind storm with minimum damage.
- Purchased a large capacity Honda generator.
- Purchased a larger, industrial size power washer.

Grounds

- The old Railroad ties came out and replaced with the new stone wall and new plants.
- Both entrances have been redesigned and replanted.
- Replaced plants around 106.
- Trash at building 100 is too much for current size dumpster, a larger unit has been placed and should be sufficient. There will be additional recycle bins once people arrive which are included in our tax dollars.
- Power washed and sealed brick walkway around the lake.
- Bocce court is currently being rebuilt by Lennie Palmer and Eugene Ciferno
- A handful of parking place stops were replaced and all have been painted.
- Comcast – we have a proposal for our upcoming renewal, Ellie will schedule a meeting with our Comcast Agent in November to discuss.

COVID Update

- Pool opened at 50%.
- Tennis courts open.
- Bocce will be available once Lennie and Eugene have finished with repairs.
- Face Masks required in the office/clubhouse.
- Doors, hard surfaces in the clubhouse and bathroom areas will continue to be disinfected two times a day, 7 days a week.
- All pool furniture will be sprayed with disinfectant every morning 7 days a week.
- Hand sanitation stations will be placed at each gate to the pool area.
- A spray bottle with disinfectant will be available for residents to spray pool furniture between sittings if they don't have their own supplies.

Motion to adjourn by Eugene Ciferno

2nd Kim Wojciechowski

All in favor, motion carries

Meeting Adjourned

Scribe: Ellie Ledbetter