

**Jensen Beach Club
Board of Directors
Meeting Minutes
March 28, 2022, 7:00 PM**

Call to Order

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

Roll Call

Vito Cucinelli, Ellen Bloomer, Carolyn Doyle, Dave Nowakowski, Peggy Kelly and Alena Woodruff, Manager, Advantage Property.

President's Report – Vito Cucinelli

- Motion to approve past minutes of Workshop of 2/8/22 and Meeting of 2/28/22.
- Motion by Ellen Bloomer and seconded by Vito Cucinelli. Motion carried.
- There was a resignation from the Board. Carolyn Doyle has stepped forward.
- Motion to appoint Carolyn Doyle to Secretary and Peg Kelly as assistant to the Secretary. Motion by Dave Nowakowski, seconded by Ellen Bloomer. Motion carried. Both accepted.
- Last meeting the Board made some slight changes to clear the tree circles. There were plants, yard art. Some of those items were previously approved. Some residents were in favor, some not, so we've decided to return to the basic rule: nothing allowed. The tree circles have been cleared and we thank you for your cooperation.
- The sign Committee continued their work with ordering signs. Most of them have been installed and they look very nice.
Lenny just received the posts which need to be planted to complete installation of the remaining signs and that will be this week.
- We completed the installation of the pop-up sewer caps which will prevent any sewage back-up into the buildings.

- People have asked if we are ever audited, and the answer is yes. We have an annual audit. We have a CPA on retainer and he just issued it for last year. It will be on the website. It lists everything we need to know financially about last year. Also a few copies may be in the office. We are in good shape.
- We have an ambitious list of projects for this summer.
- This past year, because of the pandemic, the suppliers have been saying that they can't get the people or the materials. A perfect example of this is what has happened with the bocce court.

So, as a result, some of these projects may not be completed.

- We're in the first phase of the sea wall as soon as we receive a bid.
- We are going to remove the call box and replace it with a keypad. Most people have cell phones; the box is obsolete and difficult to maintain.
- Repaint stair treads in all of the buildings (except 103) will be done. We will redo 107.
- Pool repairs – Two repairs are needed on two re-bar spots in bottom of pool. Hopefully, those repairs can be made without draining the pool.
- Replace one of the spa heaters. It has been repaired previously and is in need of replacement.
- And of course, we hope to have the bocce court completed.

Social Committee: We wish to thank Ann Lord for all her wonderful work.

No financial report. Maybe next month.

Not sure if we'll have a Board Meeting next month, but we will have a Workshop meeting and a Board Meeting if necessary. We don't normally have an April meeting.

Manager's Report submitted by Alena Woodruff.

Treasurer's Report submitted by Dave Nowakowski for period ending 2/28/22

Vito Cucinelli asked Alena Wodruff for **Accounts Receivable**

Buildings and Grounds Committee

Ellen Bloomer: Information on TOPS for residents who registered will be emailed on the 25th of each month.

No new business.

Q&A:

- A resident inquired as to what was being done to fill the vacant board position. Vito asked for someone to step forward.
- Some residents re-addressed issue of prescriptive easement. Discussion followed.

Dave Nowakowski made a motion which passed and it was determined that we would contact an attorney and wait for further information.

- Resident asked for information regarding unit sprinkler heads. Location of shut-off and whom to contact in case of emergency. Answer: Main shut-off is in front of the building. Contact the Fire Department for emergency.
- Vito Cucinelli had to call for order after several residents became loud and displayed inappropriate behavior. Several residents then called for calm, respectful behavior from and to all residents and Board members.
- Some residents wanted to commend not only the former board members but also the new board, the great job they are doing, and placed their 100% support of this board. Also gave positive assessments of work done by Alena and Lenny.
- A resident inquired about the disbursement of roof repair and roof reserve funds.
- A resident inquired about the possibility of making a separate addition to the annual budget for roof repairs.

Motion to adjourn by Ellen Bloomer, seconded by Vito Cucinelli.

All in favor; motion carried

Meeting adjourned

Scribe: Peggy Kelly