

**JENSEN BEACH CLUB  
BOARD OF DIRECTORS  
WORKSHOP MEETING MINUTES  
NOVEMBER 21, 2022**

**Call to Order**

**Dave Nowakowski, President called the meeting to order at 2:00 pm**

**Roll Call via teleconference:**

**Dave Nowakowski, Roy Placet, Ellen Bloomer, Carolyn Doyle, Alena Woodruff, Manager,**

**Advantage Management**

- The Board will be discussing the 2023 Budget. An email went out on 11/9 and as of today there have been no budget questions from any owners and asked if there were any questions from the floor.
- There was a discussion regarding Treasury Notes vs CD's. The state of Florida has regulations for investments, CD's, Checking Accounts. Further research will be done.
- Special Projects and line items were discussed.
- Paul Laura commented further on the pond.
- The building safety inspection has been completed; we are waiting for the report from CFM. We should have it within the next few days.
- Dave commented on and commended the previous boards with having the foresight to establish Reserve Funds within the Annual Budget.
- Regarding pet registration, Carolyn will be managing the program. It will be included in the Welcome Committee protocol. Regulations for Martin County will be cited. Real Estate Agents will be made aware of the regulations.
- As discussed at the Board meeting of 10/25 regarding revamping of the application to remodel, Dave discussed building damage occurring during remodeling. Owner/Contractor rules will be established. Also, work shall be done between the hours of 9am and 6pm only, no Sundays.
- Someone asked if these changes had been referred to our attorney. The answer was affirmative. The attorney will be amending the documents.
- Carolyn mentioned the continued problem with the staircases.
- Ellen brought up lineage regarding the condos being sold, transferred, etc.
- Roy said that it would be included in a survey, including changing the regulations regarding rentals, which was discussed at the previous meeting.
- Dave had an email from the Florida DOT regarding an update on the crosswalk. We would have a 120-day notice before construction begins.
- Roy's EV survey indicated it would be at least 12-18 month before further there would be a need to discuss any changes. Some issues need to be resolved. John Hart contacted FPL for an application for a program.
- Paul stated that he had nothing to add to the above.

- Carolyn mentioned the possibility of a basketball hoop for a special needs person.
- Dave mentioned that noise might be an issue as well as a possible safety issue because of placement.
- Regarding any communications, someone mentioned that not all owners had access to email. Could some other means be used.
- Ellen said that information regarding the elections would be mailed this week.

Dave made a motion to adjourn the meeting, all Ellen seconded. All in favor. Motion carried. Meeting adjourned at 3pm.

Scribe: Peggy Kelly

