

**Jensen Beach Club
Board of Directors
Meeting Minutes
October 18, 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

- Approve minutes, 9/15/21 and 9/23/21
 - Motion to approve by Eugene Ciferno
 - 2nd Kim Wojciechowski
 - All in favor, motion carries
- Welcome Back to all.
- We replaced the aerators in the Lake. Paul Laura has been taking regular samples of the lake water and reporting good numbers so all is good in our lake.
- We have ordered fish for the lake to restock, should be delivered this week.
- We have tools to clean the AC drains and we are cleaning them on a regular basis. If you think you have an issue, please submit a work order.
- We are in the process of finalizing 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.
- Bocce Court update, a committee was formed, we received 5 bids to update the courts. We went with Papico Company which is the company the committee favored. Scheduled to start in mid-December and finish by January 1, 2022. Cost for these updates will come out of Special Projects funds.
- The back porch Trellis and pavers are finished, the landscape plants for that area will be installed by James our Landscape Professional.
- Vito was approached by a group called the Hutchinson Island Presidents Club, there was no charge to join in and their scope is to look at beautification projects.
- JBC is required to have all our documents on a website that can be viewed by the community with a passcode. We have that now; Roy Placet uploads those documents to the website he created for us. Advantage Property is going with a software called TOPS that will do the same thing and will include everything, invoices, back-up materials, anything the JBC produces will be added to this site, real time with no cost to us. Once the software is installed and up and running JBC will move to that platform and no longer use the JBC website to store that particular information. The website will continue to be used for social type information.

Managers' Report- Alena Woodruff

- TOPS program is new to Alena; she will be trained on the software once installed.

Treasurers Report – Eugene Ciferno

- Not available at the time of this meeting, will be posted on the bulletin board when available.

Grounds/Bldgs – Vito Cucinelli

- We've had a few roof repairs.
- There was an issue this year with an owner not turning off the water in their condo and it created a big problem for the condo below. We need to remind everyone that it is very important to turn off your water before leaving for the season. There are 2 places, one is by the hot water heater in your unit, the other is outside the building and marked by unit number. If you are not sure, Vito has a template which will help you identify your shut-off outside the building. We need to make sure we all do this to avoid these type of flooding issues.

- There are a few outdoor lights that are out, we are waiting for the electrician to come out and replace the bulbs. All outdoor lights will eventually be replaced as they burn out with the newer more energy efficient bulbs.

New Business

- We had an engineering firm do an inspection of the seawall and it is in fair condition. There are a few things that will need to be done to the wall over the next 5-10 years. We have added a budget line in reserves to cover these costs.
- Ann Lord brought a request forward to purchase portable basketball hoops. We asked that the person/s who are requesting come to the board to discuss.

Social Committee

- There will be a Halloween Party on the 31st and many other activities, Ann has posted the schedule on the bulletin board, be sure to check it out.
- Ann has \$1500 in her social account.
- Pool speakers are not working on both sides of the pool properly. We'll look into a solution that works for everyone.
- Barbara and Joannie are working on the theatre events and have 2 at the moment. First one is **Carousel** on 1/22 at Riverside Theatre in Vero Beach at 2:00pm. This one is very expensive \$82/ppn. If you add in bus transportation it will add another \$20/ppn. **Needs input on interest please ASAP.** Also noted is Vero Beach isn't a long drive, maybe carpool for those interested saving the cost for the bus. Second event is **Pippin** on 3/12 at Riverside State College, \$15/ppn.

Q & A

- The question was asked about what can be done with renters and/or owners that are bad neighbors, so there was dialogue around those type issues. Also asked about being a 55 and older community.

Motion to adjourn by Eugene Ciferno

2nd Kim Wojciechowski

All in favor, motion carries

Meeting Adjourned

Scribe: Ellie Ledbetter