

**JENSEN BEACH CLUB
BOARD OF DIRECTORS
MEETING MINUTES**

FEB. 27, 2023

CALL TO ORDER:

DAVE NOWAKOWSKI, PRESIDENT, CALLED THE MEETING TO ORDER AT 2:00pm

**ROLL CALL: DAVE NOWAKOWSKI, ROY PLACET, CAROLYN DOYLE, ALENA WOODRUFF, MANAGER,
ADVANTAGE MANAGEMENT**

Roy made a motion to accept minutes from meeting of 11/28/22.

2nd. Carolyn Doyle

All in favor, motion carried.

President's Report

We will be having a membership meeting on the fourth Monday of March. Voting proxies will be mailed next week to all owners to amend some of the by-laws with rental restrictions. We are asking everyone to return your proxies regardless of how you vote. It is very important that we have a quorum in order to vote on the amendments. A quorum must have 51% or 99 owners voting, whether in person or by proxy.

We have some of the most lenient restrictions on the island. Moving forward, we will be looking to restrict new owners to refrain from renting their unit during the first year of ownership. This is to deter investors from purchasing units. The last three purchases were by people who had no intention of living here or becoming a part of our community, and immediately posted the unit on Airbnb. We've had many good renters over the years, but we recently had renters that didn't clean or care for the property. We also had a renter who refused to leave the property at the end of their lease resulting in the expense of taking legal action and issues that we prefer not to deal with.

Roy stated that we have no guarantee that these things won't happen; what we want to do is minimize the risk of this happening. I'd like to talk a little more about the quorum. He repeated Dave's explanation of 51% or 99 of the owners. We need this quorum for this to be a valid vote. Once you have the quorum voting and the majority of the quorum votes YES for an issue then it is on the ballot, and it passes. If the majority does not vote YES on the issue, then it fails.

Each issue will be voted on separately. When I sent out the survey a few months ago, I had more than 110 people respond. So clearly, we can get this done. How can we do this without using email? The State of Florida has ruled out the use of email as legal way of voting for an HOA. Ballots must be submitted for either in-person voting or by submitting a proxy vote to the office in time for the March meeting.

Dave also mentioned liability insurance. Also, that owners restrict rentals to a sixty-day minimum with no more than two rentals per calendar year. Another thing to consider is that if rentals comprise more than thirty percent, people might not be able to obtain a mortgage and if that number is more than 50% property values could begin to fall. If this happens, we no longer have any control over the investors (developers).

It has been reported that investors took over the boards of some properties, their by-laws were changed requiring that 80 to 100% of the owners approve the sale of the land or property and owners were forced to sell their property.

Dave made a motion to mail ballots.
2nd. Carolyn.
All in favor. Motion carried.

CSM was here on Thursday; we do not have the report as of today. We do have some repairs to make but won't know how extensive the repairs will be or the cost for those repairs until we receive the report. We passed the Structural Integrity Studies.

Treasurer's Report

Carolyn gave the financial report.

New Business:

Dave addressed the complaints regarding a clubhouse reservation for a children's party. Allegedly, even though there were adults who claimed to be watching these children, their behavior was unacceptable. Dave and Roy then discussed implementing a policy for use of the clubhouse and facilities.

Dave opened the meeting for Q and A.

There were several issues with the pool, gate security, reserving the clubhouse for private parties, including cleanup after the party, and failure by people to clean the grills after using. All questions asked were answered by one or all board members.

He also repeated the dangerous and unwanted outcome of having more than 30% to 50% of the units being rentals.

Dave, Roy and Carolyn addressed questions regarding infractions on the property. They explained that there is a Grievance Committee in place and the procedures for filing a complaint.

There was a question regarding available information on the CDs purchased by us. CD information will be presented at the next Board of Directors meeting.

Social Committee

Linda reported dates for upcoming Social Hours as well as the "Last Bash" on March 29th. She asked that everyone check the bulletin board for information.

Secretary's Report

Carolyn addressed having glass at and around the pool. It is a very important health and safety issue.

Please be reminded that no glass is permitted at the pool.

Carolyn asked that owners take the time to read and if necessary, re-read the ballot package to ensure an informed decision before voting.

Regarding the re-cycling containers, any plastic bags used to transport items to the containers cannot be put into the container. Please empty the items and then place the bag into the dumpster.

Dave made a motion to adjourn the meeting.

2nd. Carolyn.

All in favor. Motion carried.

Meeting adjourned at 3:06pm.

Scribe: Peggy Kelly