

Jensen Beach Club Workshop Meeting Minutes
Thursday, January 13, 2022, 3:00PM
Clubhouse
Call-in Number 605-313-4820, PC 1085803#

In attendance: Vito Cucinelli, Suzy Browning, Eugene Ciferno, Kim Wojciechowski, Ellie Ledbetter and Alena Woodruff, JBC Property Manager

- Jensen Beach Club Insurance is in place for 2022, no increase in Flood, 3% increase in all the other policies, total yearly expense was \$206,863.00
- No update on Xfinity new contract, it's been signed, just waiting on the final document for our files.
- The rebar issue in the pool earlier this year needs additional work. Hopefully the work can be done with the water in the pool, if more extensive, the pool will need to be drained to do the work and that's a bigger expense. We will get a special rate from the water company to refill if needed and we will wait to do the work in the summer months.
- Requested three (3) proposals to paint the metal door frames and replace a couple that may be structurally unsound. For replacement frames a permit is required.
- We will do stair retreads in each of the buildings this summer. Buildings 103 and 107 have already been completed.
- We will trim the trees this summer.
- A question was brought up about the website incident as it relates to the JBC board candidate bios that were uploaded to our site without JBC Board knowledge/approval. The information was taken off the site as soon as it was brought to Alena's attention. Going forward we will no longer manage the website internally, we have requested a proposal from Advantage Management Company to create a new JBC website and make updates as needed and approved by the JBC Board of Directors. Once the new site is up and running the current site will be deleted.
- The annual meeting will take place as scheduled/planned.
- Reminder, that a quorum is required at the annual meeting.
- Vito is going to schedule a meeting with the engineer that prepared the report on the sea wall earlier this year to better understand what needs to happen next. Eugene asked to sit in on that meeting as well.

Meeting Adjourned

Scribe: Ellie Ledbetter