

# **JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC**

## **BOARD OF DIRECTORS MEETING**

**February 28, 2022**

**7:00 p.m. at the Clubhouse**

### **MINUTES**

#### **CALL TO ORDER**

Meeting was called to order at 7:00 p.m.

#### **ROLL CALL**

Vito Cucinelli, Ellen Bloomer, Kim Wojciechowski, David Nowakowski, Carolyn Doyle  
Alena Woodruff present at the meeting

#### **MOMENT OF SILENCE**

President, Vito Cucinelli called for a moment of silence in remembrance of our friends and owners that passed away.

#### **APPROVAL OF MINUTES**

MOTION was made to approve following minutes

January 13, 2022; November 15, 2021 Budget and November 15, 2021 Board Meeting

1<sup>st</sup> – Kim Wojciechowski

2<sup>nd</sup> David Nowakowski

Motion passed

#### **OFFICERS REPORTS**

##### **TREASURERS REPORT by David Nowakowski**

David Nowakowski presented two (2) Financial Reports  
December 2021 and January 2022

#### **PRESIDENT'S REPORT**

Vito Cucinelli addressed current issues

TOPS ONE – a new program initiated by Advantage Property Management and its accessibility.

Rules update: All of the decorations, rocks and flowerpots around the trees must be removed.

Only 2 flowerpots on each side of the entrance will be allowed.

No items in the hallways.

Update of these Rules will be posted in all buildings and on the bulletin boards.

MOTION was made to approve these Rules (as attached to minutes)

1<sup>st</sup> – Ellen Bloomer

2<sup>nd</sup> – Carolyn Doyle

Motion passed

New Signs for the Property.

Vito Cucinelli addressed the NO SMOKING law and read the law recommendations to the owners.

FCIAA 1984 and also AMERICANS FOR NONSMOKING

Board will implement the Rule of No Smoking at the pool and also on Common Property of the Association.

Board will implement NO SMOKING Rule within 25 ' of all buildings and common areas on the property

MOTION was made to approve the NO SMOKING rule at the property Common Areas

1<sup>st</sup> – Ellen Bloomer

2<sup>nd</sup> – Carolyn Doyle

Motion passed

Gate Call Box will be removed

All owners give their visitors and vendors appropriate code for entry.

There will be no call box at the entry. Our system is old and very difficult to update.

Another benefit will be that we will switch our phone lines to Comcast, since we have experienced numerous issues with AT&T

MOTION was made to have the Call Box removed

1<sup>st</sup> – Ellen Bloomer

2<sup>nd</sup> – Kim Wojciechowski

Motion passed

## **COMMITTEE REPORTS**

### **BUILDING/GROUNDS COMMITTEE**

Vito Cucinelli

Pop-up valves will be installed at all sewers clean out valves.

We have 4 broken benches, and the slats are on order to be replace

Lake aerator motor is on order and will be replace soon.

Lots of small fish in the lake hiding in the grasses. Lake shows all sings of health.

### **WEB/IT COMMITTEE**

Ellen Bloomer reported on the new software program TOPSONE.

Board members and owners received an invitation to register on Tops One.

There is still a lot of work to be done with this program, but the basic info and all owners accounts are on the site already.

### **WELCOME COMMITTEE by Ellen Bloomer**

Welcome Committee has been approved by the Board of Directors at November 2021 meeting. Committee is working on the welcoming package process/forms. Goal it to meet with new owners and renters to welcome them to our community and introduce our rules and regulations.

### **LANDSCAPE COMMITTEE by Ellen Bloomer**

There is a schedule change in mowing. Contractor will be mowing on Tuesdays.

### **ARCHITECTURAL COMMITTEE by Kim Wojciechowski**

We are presently reviewing our Architectural guidelines, applications, and the whole process. Goal is to have more detailed instructions for the owners and their contractors.

### **SIGNS COMMITTEE by Carolyn Doyle**

Proposals for the community signs were presented to the Board. From the 2 proposals received, we will use Pelican Printing to create the signs.

### **BOCCE COURT COMMITTEE:**

Questions were asked about the price of the Bocce court rebuild and reasons for rebuilding. Board of Directors answered the questions. Contractor Papico just reported that the Bocce court work might start at the end of March 2022.

### **SOCIAL COMMITTEE by Ann Lord**

Ann Lord asked the Board to research possible permits for Bingo, 50/50 etc...

### **WALKWAY TO THE BEACH**

Mr. Schifano readdressed the walkway to the beach which is lined up through the Keyes Realty property. He stated that it is possible to obtain a prescriptive easement. Discussions followed

MOTION was made to contact the attorney for advice

1<sup>st</sup> – Ellen Bloomer

2<sup>nd</sup> – Kim Wojciechowski

Motion passed

### **NOMINATION FOR THE POSITION OF SECRETARY ON THE BOARD**

Kim Wojciechowski nominated Carolyn Doyle to serve as secretary

Carolyn Doyle declined.

No other nominations were made.

**DISCUSSIONS**

Structural inspections of buildings

Cleanliness of our bathrooms

Removal of road mirror by Causeway Gate

**ADJOURNMENT**

Meeting was adjourned at 8:20 p.m.