

Jensen Beach Club Workshop Meeting Minutes
Thursday, November 11, 2021, 3:00PM
Clubhouse
Call-in Number 605-313-4820, PC 1085803#

Roll Call: Vito Cucinelli, Suzi Browning, Eugene Ciferno, Kim Wojciechowski, Ellie Ledbetter & Alena Woodruff, Manager, Advantage Property

- We have two (2) meetings on November 15, 2021, at 7:00 pm. First meeting is to approve the 2022 budget; 2nd meeting is our standard board meeting.
- For the last couple of meetings, we have not had the financials to review, this is due to the new TOPS software program that Advantage is moving financial information to. Going forward rather than have our monthly Board meeting the 3rd Monday of the month we will move to the last week of the month.
- January 17, 2022 is the JBC Annual Board Meeting, there will be two (2) board positions open and we are hoping we'll have residents that will consider running. There will be two (2) mailings that will go out prior to this meeting to every owner, they will be sent 60 and 45 days prior to the meeting.
- At our last meeting we were asked if we could add a basketball hoop in the tennis court area, it's been tabled for the time being, there's no space in the court area to accommodate a basketball hoop.
- Fish for the lake have been ordered, and are scheduled to be here tomorrow (11/12).
- We've had lots of issues with AT&T, they provide our office phone service. We are working with AT&T to correct these issues but it has been a lengthy process, still not 100%, a work in progress.
- Alena has requested a proposal from a sewer cleaning company to start a yearly maintenance program, more to come when Alena has the proposal in hand.
- The tarp that we set up in the pool area when we have a party to protect the entertainment are ok but we can do better. Vito is suggesting that we move to a nicer cloth like sail in that area. Alena and Ellie will research and order.
- We will start seawall maintenance in 2022, we will request two (2) proposals to do the work, one from Max and one from the company that did the wall study, more to come on this topic.
- Call box at the Ocean Drive entrance, Vito would like to remove, it is antiquated and most people will use their mobile phones to call the person they are visiting. Alena will get pricing to remove.
- Pool pump is fixed.
- Pool heater will be repaired, cost is \$710. Karl our contact from Superior Pool company suggested that since the unit is older and no longer under warranty it makes sense to repair and at the same time order a replacement because it can take weeks/months before the replacement will arrive, cost is approximately \$5500. All agreed, Alena will place the order.
- JBC Insurance quote/price for 2022 will be coming first part of December, expecting an increase in cost but we have budgeted for the increase.
- Order two (2) ash trays for the gates leading into the pool area along with signs restricting any smoking in the pool area.
- Ordering a storage bench for the pool exercise equipment just outside the pool area. We will repurpose the current container for grill tanks.
- Grievance Committee, this had been tabled earlier this year, looking through the files to consider next steps.
- Residents would like to see signage updated around the community.
- Golf net needs to be replaced, Ann Lord has social funds that she has offered to purchase a new net for the community.
- Street lights, will ask Jeremy (engineer/welder we use on property) if he can create a new light cover or repair the light in front of building 100 to provide light for the sidewalk in front of the building, a little dark in that area at night.
- Alena will order additional recycle bins for season.
- Eugene asked for a gutter cap and seal for the NE corner of building 100. He will check with Max for the repair.

Motion to adjourn by Suzy Browning

2nd Kim Wojciechowski

All in favor, motion carries

Meeting Adjourned

Jensen Beach Club Workshop Meeting
March 19, 2020

Scribe: Ellie Ledbetter