

**JENSEN BEACH CLUB**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**October 25, 2022**

**Call to Order**

**Dave Nowakowski, President called the meeting to order at 2:00 pm**

**Roll call via teleconference:**

**Dave Nowakowski, Roy Placet, Ellen Bloomer, Carolyn Doyle, Paul Laura, Alena Woodruff, Manager, Advantage Management**

**President's Report**

- Dave remarked about how lucky we are to be here. Our neighbors just three hours away on the west coast were devastated.
- Dave made a motion to approve the minutes from the Special Meeting of August 1, and the Workshop Meeting of August 30.
- Ellen seconded. All in favor, motion carried.
- The next order of business is to approve the mailing of the 2023 Budget for the owners to deliberate the 2023 Budget.
- Dave made a motion to approve the mailing. Carolyn seconded. All in favor. Motion carried.
- Dave referred to the new Florida Building Safety Law. He spoke briefly at the Special Meeting of August 1. It is very challenging for a lot of Associations. We have reserves, in case we get hit, although some Associations do not have anything put aside in reserves.
- Hopefully, the safety inspection will come back with no major safety issues. If it does come back with safety issues, there will be another inspection and those repairs will have to be made within 365 days, no matter what the cost is.
- We also have some Structural Reserve Studies to be completed. They will begin on October 27th.
- A notice has been sent to owners that inspectors will be entering their unit. They will be accompanied by a support member. or Charles. or management.
- Lumber has been ordered for deck repairs.
- We will also be revamping the application to remodel, clarifying to both the owner and the contractor that they will be responsible for any damage incurred, including daily cleaning.
- We will also be reviewing the rental times from thirty days to ninety days. We have some people buying for an investment, with the sole purpose of renting. We just had a recent purchase that was advertised as a BnB for daily rentals. That was addressed.
- We asked for volunteers for a Grievance Committee. In extreme cases, where the Board has done all that they can to address the matter with the owner, and a fine, or suspension from the common areas is in order until they have corrected the matter, the sole responsibility of the committee will be to hear from the owner and then assess whether a fine or suspension from common areas is in order. We have four volunteers but would like to have an odd number of people for a fair vote. Hopefully, you'll never have to take a vote. It would be nice to have a committee in place. So, if anyone would like to volunteer, it would be very much appreciated.

- We also heard from the attorney regarding the easement across the street. Basically, it states that the Jensen Beach Club has everything needed for easement rights except a challenger looking to obstruct the easement.
- Roy asked that the letter be sent to him, and he would post it.
- We will also be looking at parking enforcement rules and a way to identify anyone on the premises as being a resident or authorized by a resident.
- There will be a review of registration for pets.

- **Treasurer's Report:**

**Ellen reported the following:**

<u>Operating Cash:</u>	\$485,136
Accounts Payable:	\$ 1,756
Pre-paid Maintenance:	\$ 91,527
Debt Operating Cash:	\$ 385,752

<u>Reserve Cash:</u>	\$121,240
Roof Reserve Total:	\$538,823

Year to Date Reserve Expenditures:

Roof:	\$25,590
Gates	\$ 4,520
Buildings:	\$11,526
Hallway Painting:	\$16,700

Expenses:

Administrative Expenses

Month to Date:	\$ 23,800
Year to Date:	\$208,848
	\$12,051 Under Budget

Utilities:

Month to Date	\$15,567
Year to Date	\$175,402
	\$3,685 Over Budget

Building & Equipment:

Month to Date:	\$7,022
Year to Date:	\$110,685
	\$9,972 Over Budget

Grounds:

Month to Date	\$7,517
Year to Date	\$74,286
	\$8,211 Over Budget

Pool & Recreation:

Month to Date	\$1085
Year to Date	\$15,221
	\$4,439 Over Budget

Miscellaneous Contingencies and

Special Projects:

Month to Date	\$3,452
Year to Date	\$20,390
	\$5,859 Under Budget

As of Jan 1<sup>st</sup>, the Fund Balance is \$221,867

\$250,000 has been put aside for 2023 Insurance

As of 9/30/22 all owners are current.

- **Vice President's Report**

**Roy Reported:**

Paul and I have begun research into Electric Vehicle charging via email to the owners.

I took a survey and found a very sparse number of owners are currently investing on or planning to purchase an Electric Vehicle next year. I found between six and 8 owners in total.

We are still researching the possibility of having the EV chargers on the grounds and if the actual cost should be divided or allocated to EV owners themselves.

Florida Power and Light started a program today; Paul spoke with resident, John Hart who owns an EV. Paul scheduled a meeting with FPL to discuss the possibility of installing charging stations in Jensen Beach. I was told that they have a new program, however, at this time, they, (the charging stations) are not planned for condominium associations, John and I are working to have a representative come and tell us what we can do. We will report back at the next Board meeting in November. We are unable to discuss costs at this time as the programs are set up for single and double family homes, not condo associations. In the meantime, I'd like to commission a committee or subcommittee. Our objective is not to subsidize EV chargers; the is the responsibility of the owner.

### **Secretary's Report:**

#### **Carolyn reported:**

Welcome Committee:

I think it's very successful. It was Alena's great idea; Ellen coordinated it and made a great booklet about it. Camille Smalley and Sharon Lowney were meeting with people all summer long and explaining how everything works here. I think it's very helpful for new owners to meet with a committee member who can explain things and answer any questions. I want to thank them; I think they did a wonderful job.

We are looking for a volunteer for pool flowers. We need a volunteer to pick them up and take care of them twelve months a year. Please see me after the meeting if anyone is interested.

### **Director's Report:**

#### **Paul Reported:**

The Pond. I sent a completed report to Roy.

Paul said an aerator might be helpful if placed over in the direction of the 108 Bldg., but the issue to address is noise. I think the best location would be to place the pump between Bldg. 100 and Bldg. 108.

Dave asked if there were any questions on the meeting's agenda.

Dave made a motion to adjourn the meeting. Ellen seconded.

All in favor. Motion carried. Meeting adjourned at 4:37 pm