

**Jensen Beach Club
Board of Directors
Meeting Minutes
April 25, 2022**

Call to Order

Vito Cucinelli, President, called the meeting to order at 7:00 pm

Roll Call

Vincent Cucinelli, Ellen Bloomer, Carolyn Doyle, Dave Nowakowski, Peggy Kelly and Alena Woodruff, Manager, Advantage Property

- Motion by to approve the minutes from meetings of April 4th and April 21st. Motion made by Ellen Bloomer, Dave Nowakowski 2nd. All in favor, motion carried.
- Minutes of March 28th meeting regarding the pop-up sewer caps, incorrectly stated that they would prevent any sewage backup into the building. The caps are located about six feet from the building and will prevent anything outside the building from entering the building. Anything inside the building will still back up. So, use caution when putting anything into the toilet. The minutes have been corrected. Motion is needed to approve the corrected minutes of March 28th. minutes as corrected. Motion by Carolyn Doyle to approve, Dave Nowakowski seconded. All in favor, motion carried.

President's Report

- The call box located at the A1A entrance has been replaced.
- Everyone should have the new codes. The #sign is no longer needed.
- We are going to eliminate the phone line which will reduce the phone bill.
- We replaced most of the old lamp post lights, with LED lights. The only ones not yet replaced are the mushroom type lights, and they will be replaced as we go. This should reduce our electric bill by \$6,000 to \$8,000 per year.
- Summer projects such as pool repairs, the seawall, painting of stair treads.
The bocce court has started and should be finished by the end of the week.
- We should have a cable tv contract by July 1st.
- The spa heater has been repaired but we may have to replace it. They will have another look at it. If it becomes necessary to replace it, we will.
- We still have one bench out of service; we're still waiting for the slats to be shipped, they were ordered three weeks ago. I'll check on them again and the bench repaired shortly.
- Prescriptive easement: We will never be considered as property that fronts the beach. This was reviewed by our attorney and the county's attorney.
- The aerator on the west side of the lake failed, and it was replaced today. They last about a year but this one lasted a little longer, so it wasn't covered under a warranty, and we had to buy the replacement. We will try to find someone locally who is able to make repairs as aerators cost about \$500.00 apiece.
- The tree will be replaced in about three weeks.

- Vito asked Roy Placet to give an update on the gates.
Roy Placet stated that the gate at the Jensen Beach Boulevard entrance remains open because the track is bad shape and needs to be replaced. By closing the gate, and if it failed, we could end up with a situation of cars having to back up, making a U-turn and having to then go to the front gate. I'm not sure where we stand with the quote and decision, but that rail needs to be replaced. The gate at A1A entrance has a broken rail. Alena has contacted some contractors but has not heard back from them.
- Changing of codes needs to be addressed as to their function.
We've changed the codes but have found out that they are being given out to people from outside the community. We must protect the code. As far as activities or events taking place here, such as the rummage sale, private parties, etc., we will leave the front gate open for the approved time allotted for the function. Contractors of course will have their gate code.

Treasurer's Report submitted by Dave Nowakowski for period ending 3/31/22

- Vito asked Alena if she had current information on owners in arrears. She stated that Advantage had that information.
- Vito stated that the real reason for tonight's meeting is to adopt the revised Rules and Regulations. There are some corrections to made before we approve them.
- Ellen stated that #14, re parking language, one rule was omitted regarding parking stickers. It was #19 in the original documents. This will be corrected, and a revised copy will be emailed or sent by regular mail to those owners who email address is not on file. Owners are encouraged to obtain a parking sticker for their automobiles, and their visitors are encouraged to see Alena for a

temporary parking permit. This further ensures from a security standpoint, that we know who belongs here and who doesn't.

- A lengthy discussion about dogs being licensed, emotional support dogs and service dogs. It was explained that the rules concerning the size of the dog, and other rules were always in the documents. Rules concerning emotional support dogs are new. Renters, long or short term, are never allowed to have a dog.
- Someone questioned the wording for #3, using the word "disturbance". They did not consider using their speaker phone on the lanai a disturbance. It was discussed and the result was that common sense and courtesy should be used.

Dave Nowakowski made a motion to approve the revised rules and regulations. Ellen Bloomer seconded. All in favor, motion carried.

- The bocce court is now under construction. After the original contract was approved, the committee wanted to put concrete pads at either end of the court to accommodate benches. We now have a separate contract for the pads, and we need to have that contract ratified.
- We now need a proposal to approve the company's construction contract for the two concrete pads for \$3,380.

Motion to approve, Carolyn Doyle while not opposed to the work being done, but thought a newer, revised price for the work should be addressed. She abstained. Motion carried.

- Ellen Bloomer submitted a Buildings and Grounds report.

Roy Placet gave an updated report on the emailing system. We have 196 units but only 189 email addresses. He is working on obtaining some form of communication for the remaining seven owners.

Social Committee report not given.

Q AND A

- Someone had a question about background check for renters. They are always done for every short-term renter and every three years for long-term renters.
- Someone had a question regarding the original bid for the bocce court which was approved by the previous board. There was an option for cement pads and some sort of shade, but that option was not approved.

Further enquiries regarding a new revised invoice sent by the construction company for the cement pads.

Ellen Bloomer, after playing on the court this year, saw some residents having difficulty navigating the border of the court and saw a real safety issue with the benches being placed on the grass.

- Someone asked the Board to consider a crosswalk outside our gate. Dave Nowakowski completed the form to submit to the county for a crosswalk and flashing light to be installed.
- Someone asked that the following issues be considered in next year's budget:

New larger umbrellas that can tilt to ensure shade while sitting at the tables.

New stands for the umbrellas.

Improving the front landscaping.

Replacing the rusted lights.

New gates.

Shade for the bocce courts.

They also asked that the lounge chairs be cleaned, and repairs made by replacing the straps. They were told that Lenny checks

the chairs every morning, pressure cleans every six months and makes repairs as needed.

Dave Nowakowski stated that if the chairs can be cleaned, they will be. They will be addressing that issue and if they need to be replaced, they will be replaced

- People who use the pickle ball courts have asked for wind screens and a bench.
- Someone inquired about the cable TV contract. They were told that it will be effective, 7/1/22. They also inquired about including internet service, but it was explained that Comcast would not include that service in a “Vacation Hold”, and everyone would be charged on a yearly basis whether the service was used or not.
- A discussion among residents and board members regarding the rules and regulations for owners/renters being enforced along with bettering monitoring.
- Someone asked about repairs for the pool fence. It will be addressed.
- Someone asked for clarification of the pop-up sewer caps and their function. Vito explained inside vs outside backups.
- Carolyn Doyle asked if the sprinklers might be a source of leakage contributing to outside backups. Alena said that they are checked monthly.
- Alena said that the gutters for Bldg. 104 will be replaced and extended beyond the building to allow water to be carried to the flower beds, etc.

Dave Nowakowski made motion to adjourn, Roy Placet seconded. All in favor, motion carried.

Meeting adjourned at 8:06 pm.

Scribe: Peggy Kelly

Please review and let me know if anything needs to be changed and get back to me. I can't (don't know how) to edit once it is in PDF format. I'm working on it. Please be patient.