

**Jensen Beach Club Condominium Association, INC**

**Workshop**

**February 8, 2022**

**6:00 pm at the Clubhouse**

**Call to order** – Vito Cucinelli at 7: pm

**Roll Call** – Vito Cucinelli, Ellen Bloomer, Dave Nowakowski, Kim Wojciechowski, Carolyn Doyle, and Alena Woodruff via phone.

- Kim Wojciechowski has stepped down from the Office of Secretary, replacement at next Board Meeting.
- Meeting Cadence review, Budget Process review, Bids/Proposal review.
- No smoking in common Areas, Florida law. 25 feet away from Common Areas (defined as not paid for by the association). Signs are being worked on and suggested to include the Statute number. Follow up with Sign Committee with number of signs. Follow up with an email to owners and post.
- Spa will be turned back on and we are waiting for additional repair to follow up.
- Question brought up about adding Internet to the Comcast package. Caroline will follow up.
- Yard décor rule clarified by Vito. Board notice clarifying what can and cannot be placed in Common areas/yard. Will review and send to owners via email and post.
- Illegal Gambling in Common Areas addressed. Follow up needed with Attorney for the exceptions and a clear definition of what can and cannot be done.
- Website discussed; owners will be receiving emails to register.
- Committee structure discussed.
- Bocce Area discussed. Suggested that we explore additional work around the new area to prevent any future damage. Follow up with Max.
- Caroline has stated she will patrol the property for any rule violations in the evenings.

**Meeting Adjourned**

**Motion by Kim Wojciechowski and seconded by Dave Nowakowski**

**Scribe – Kim Wojciechowski**