

Dear Fellow BSBCCA Owners,

The following summary of the June 25, 2017 Board of Directors' Meeting was approved at the meeting of July 10:

The Board held a **Tech Session** prior to the beginning of the Board Meeting. During the **Tech Session**, the Board was informed of various facts and issues.

### **Discussion of Finances**

The monthly financial report was distributed to the Board Members. Three lines drew attention because the amount that was budgeted in the 2017 Budget had already been exhausted before the current Board took office. 1.) **Legal expenses.** \$28K was budgeted for the entire year, but \$26K had already been spent by May 31st. [And we have since received another legal bill of \$7500 for services rendered before May 31<sup>st</sup> bringing the total to \$33,500.] 2.) **Postage.** \$3K was budgeted for the entire year, but all but \$500 had already been spent. 3.) **Store.** \$30K was budgeted for inventory expense, but \$35K was already spent. The Board is concerned because this means that the Beach Club was already running at a deficit in certain lines items by just about the time that the new Board of Directors took office.

**Discussion of Insurance** ---- the additional insurance for F&B was purchased at an un-budgeted cost of \$7500. The previous Board was aware of the shortfall and had applied for the additional insurance, but had not followed through and had not purchased the policy. Despite the fact that the insurance is a necessity, it had not been purchased or budgeted.

### **Discussion of Lift**

Facilities Manager Mike Boscia brought the engineering report from Caragan Engineering to Christopher DeGrasse in Town Hall. Three bids for the installation of a permanent lift will be obtained. Another option that will be investigated in the installation of a chair lift.

### **Discussion of Additional Issues**

1. Tables have been ordered for the deck right outside the restaurant windows. (This was an owner suggestion.) 2. New tennis court nets are up 3. New BSBC flag ordered 4. No smoking signs have been ordered 5. Employee name tags will arrive tomorrow 6. Inconsistencies with terminal to terminal pricing at the bar should be rectified by now 7. Bartenders are now addressing different levels of alcohol which result in different levels of pricing. 8. Menu Boards are arriving this week and will be designed by a local artist. 9. The webcam is back on line. 9. The new program to give a free guest pass to an owner who brings a guest do dinner is being fully implemented. (This was an owner suggestion.)

**OPEN DISCUSSION SESSION** convened at 11:02am with some 35 owners in attendance

President Kevin announced that many issues had been cleared up since we last met --- the tables for outside the restaurant windows, the new BSBC flag, the no smoking sign, the tennis court nets, the consistent pricing of drinks at the bar, the menu boards, the webcam, the new program giving free guest passes to owners with dinner guests.

He acknowledged that the quality of the tennis court itself is lacking, but that area may well be disturbed during construction of the Sewer Connection Project, so repair of the tennis courts will have to wait until after that Project is completed.

He opined that it takes more than seven people to run the Beach Club efficiently and that is why we appointed the four committees. And at the first meeting of the F&B committee, one owner who works in the industry recommended four people to work in the food service.

Several issues were raised by owners:

1. An inquiry about the 2016 financial figures. Yes, they are available in the office
2. A thank you for allowing the Big Brothers fundraiser
3. An inquiry about a parking lot incident involving an owner. The G.M. will request the police report under Title 38. The Board will then review the report and may call the owner to a Board Meeting to discuss the issue.
4. A complaint that a guest at a private function had urinated in a shower in the bathhouse area. It was noted that private function guests are not to roam the facility. G.M. will devise a method to enforce the rule.
5. An inquiry as to the timetable to construction of the Sewer Connection Project and as to the eventual cost to the owners. No timetable is yet established because we are still in the permitting stage. No owner cost can be predicted until the project goes out to bid.
6. A suggestion that private function guests be given a different colored wrist band.
7. A suggestion that the website require a password for access
8. A request that the lift not be forgotten because of the aging population at the Beach Club.
9. An inquiry as to whether or not take out is possible from the restaurant. Yes, it is and take out menus will be printed.
10. A statement of praise for the June 13 issue of the Bonnet Beacon
11. A report that mold can be seen growing inside some bathhouses on the M aisle. G.M. will investigate and remedy the situation before it spreads.
12. A report that the gate staff is not checking ID passes at all, but is instead just waving people in to the facility
13. A report that the ID pass had been scanned one day, but not the next. G.M. informed us that the vendor was on site testing the scanning program.
14. A request that the hours of operation be adhered to. It was reported that the Pit Bar had closed at 10:30pm the previous night (Sat June 24)
15. A request that the unisex handicapped bathrooms in the bathhouse area be changed to a men's room and a ladies' room.
16. A request for a summary of what had been done with the monies collected several years ago for the septic system. It was explained that the septic assessment had been issued on

July 12, 2004. We collected \$978K from the owners. At that time, we were going to replace our septic system with a new septic system. But the developer sued to have the septic system made big enough to accommodate the 139 units that he still wanted to build. He wound his way through the courts, losing along the way, until he finally exhausted all appeals. Shortly thereafter, he sold us his development rights. The monies from that account were only used for legal and engineering expenses related to the septic ---- and now the sewer ---- project. It must be noted that two different systems were designed by the engineers ----- one for the replacement of the septic system and then, when we switched from a replacement of the septic system to a connection to the sewer system, one for the connection to the Town sewer system. \$467K remains in that account.

Don Lally, a former State Representative, spoke to the sewer connection project because he introduced the legislation to allow sewers to come to our barrier beach. Although sewers have never been allowed at a barrier beach, the bill in the General Assembly was successful because there will be no future development along the sewer line because the sewer line will go down the causeway which is between two bodies of water.

**Open Discussion Session ended at noon.**

**Executive Session** to discuss a personnel issue.

Respectfully submitted,  
Louise B. Healy, BSBCCA Board of Directors

.