

Dear Fellow BSBCCA Owners,

The following summary of the July 10, 2017 Board of Directors' Meeting was approved at the meeting of July 23:

Tech Session

Discussion of Finances

Joe Schrader informed the Board that as of June 30 food service revenues were up by \$3K over 2016 and by July 5 were up by \$6K. He noted that food service payroll is higher this year because we will have almost a full year for F&B Mgr Don, closely followed by Chef Jon. He stated that beverage sales were \$15K higher than 2016.

On the Operating side, we have a deficit in legal and insurance and will eventually show a deficit in postage. As of July 4, the Logo Loft shows \$22K in sales against a \$35K inventory investment.

Meeting with Bonnet Shores Terrace Association

The Board met with three representatives from the BSTA. The main thrust of the meeting concerned BSBC members who are accessing the Beach Club via the BSTA gate. It was agreed that the BSTA Security Guard will allow people to access the Beach Club only if they have a BSBC ID. Pass.

Tech Session Continued

A request for a detail from the Narragansett Police Dept. has now been posted for every Sun noon to 4pm. Cost is \$200, \$4K was budgeted. Bill informed G.M. Mike that our people are not allowed in the road to direct traffic. It was also noted that we should not allow cars to park in our lot in unlined spots because it would hamper rescue vehicle access.

Open Discussion Session

President's Report

Kevin reported that two top tables are now outside the restaurant windows, that no smoking signs have been posted in the Pit, that employees are now wearing name tags ---- all in response to owner suggestions. He also stated that an owner had reported seeing mold in some of the bathhouses. Facilities Manager Mike will go thru all the bathhouse aisles and will identify those units with mold. Those units will be notified that they must remove the mold or we will do it and charge them.

Kevin noted that the food service is quickly catching on. Admittedly it should have been ready to go on Day One, but we have addressed concerns with F&B and we will continue to do so. The Beach Club is a different kind of food service and our food management team has now caught on so that they understand how it works here. Reports and comments have been positive.

Kevin reported that the Board is very concerned with finances and we are tracking revenues very closely. He announced that there are shortfalls in some areas, most notably legal and insurance. He stated that Treasurer Mark is working closely with the office staff to track revenues on a week to week basis.

Kevin reported that we were working with a vendor who had built our original website, but that she has shut down the website due to a disagreement with us. We have posted a new facebook page. Mark is working to get a temporary replacement website up and running.

Kevin reported that we have a building permit and we are currently waiting for bids for the installation of a lift to the second floor. We have a very demanding environment which takes a toll on machinery such as this. GM Mike and Facilities Mike are looking for optimal location on each side of the facility

Treasurer's Report

Mark reported that we are tracking revenue and expenses much more closely. He noted that through July 5, we are about 3% ahead of last year in the food service. He reported that in insurance and legal we have already exceeded the budget and in postage we're close to exhausting the budgeted amount.

Owner Comments

- 1.) An owner suggested that Security check ID passes on the way down from the deck as well as on the way back up onto the deck. He also suggested that Security roam the beach and check passes and wristbands. He noted that running on the decks in out of control.
- 2.) An owner questioned where all the monies in the legal budget had gone. Kevin responded that a great deal of the legal budget had been spent on the election.
- 3.) An owner noted that our attorney's hourly rate is high and asked when his contract can be re-negotiated. Kevin responded that we do not have a contract with Steven Ucci.
- 4.) An owner asked for clarification as to how the legal budget was exceeded so early in the year. The vast majority of the invoices were for research into the election process, into proxies, into our bylaws and for phone calls related to the election --- all to help secure a win for the nominated slate.
- 5.) An owner expressed little faith in the security team to stop children from running. He further stated that people are eating in the pool area. He suggested that security should make a regular sweep of the pool area. He suggested that we investigate the possibility of putting solar panels on the roof.
- 6.) An owner asked if we have a phone number to contact security after 5pm. It was noted that those phones had been discontinued.
- 7.) An owner asked if we would be obligated to install a pool lift if we install a lift to the second floor.
- 8.) An owner asked for a sewer update. Bill, co-chair of the sewer committee, stated that we do not have the permit from the town. The town has requested information ---- and

- we have supplied it ---- regarding waste water flow as well as the generator. Once we get the permit from the town, we can move forward.
- 9.) An owner suggested that perhaps we should abandon the sewer and go back to a replacement of the septic system.
 - 10.) An owner suggested that we keep the restaurant open in September. G.M. Mike stated that we could close the other areas of the facility and still keep the restaurant open.
 - 11.) An owner asked who is in charge of policing the children running. G.M. Mike suggested that we need to be self-policing and that parents need to watch their children.
 - 12.) An owner suggested that the fee for visitor parking should equal the state beach parking fee.
 - 13.) An owner stated that the fans in the pit are not working and it gets too hot there.
 - 14.) An owner opposed the use of the P.A. system to announce that the last bus to Nardolillo's would be leaving soon.
 - 15.) An owner stated that it's too difficult to understand what is being said over the P.A. system. He suggested using an amber alert system on our cell phone when a child is lost.
 - 16.) An owner suggested that the Halloween Party be moved from Sunday to Saturday

Hearing Board

Meeting continued

Discussion of Various Issues

The easiest way to increase revenue is to cancel Members Only Days. Other suggestions for increasing revenue are Sunday Brunch, Sunday dinner, Wednesday Wine Dinners or Whiskey Dinners, sell ads for the Beacon. It was decided to cancel the August Members Only Day.

Parking lot solutions were discussed: 1.) get an air conditioned vehicle to serve as the shuttle 2.) valet the cars. It was agreed to invite a valet company to give us a quote.

Website issue was discussed. Someone is willing to build a basic, temporary website and to do our posting for a reasonable fee for the season. The Board agreed to hire this person.

Respectfully submitted,
Louise B.Healy, BSBCCA Secretary