

Dear Fellow BSBCCA Owners,

The following summary of the October 30, 2017 Board Meeting was approved at the meeting of November 13:

Discussion of minutes and summary

The Board agreed that the nature of the October 11 Board Meeting was different from other Board Meetings because it dealt with the need for an increase in the Annual Assessment and because owners had been invited by letter to attend. Accordingly, it was agreed that the summary should consist of the minutes in their entirety with the exception of the redaction of the owners' names. (The owners' names are not redacted from the minutes which are housed in the office.)

Discussion of RFP for legal services

President Kevin announced that an RFP for legal services had been sent to five legal firms with a return date of November 1st. The RFP was sent to five firms. At this point, we had received proposals from two firms.

At one law firm, we would be assigned three attorneys: one who works with labor and employment law including employment discrimination, collective bargaining, reductions in force, wage and hour violations, labor arbitration, grievances, and also with condo law; another who works with banking and transactional matters including mortgages, loan document preparation, financing, loan modifications, foreclosures, wills and trusts, probate estates; and another who works with mergers and acquisitions, employment matters, estate planning.

At the second law firm, we would be assigned one lawyer who works with condo matters including governance issues, document amendments, election proceedings, rule enforcement and we would have access to another lawyer who is considered to be an expert in RI condominium law. The entire firm's focus is condo law. In addition, the firm has a growing loan service which is helpful to condo associations seeking loans for their capital projects.

President Kevin explained that this notion of loans is an interesting one because he has long been a proponent of finding a loan to help owners pay for the looming Sewer Assessment which will be needed to fund the Sewer Connection Project.

Legal services decision will be made at the next Board Meeting on November 13.

Discussion of Entertainment / Food & Beverage

Victor announced that he has already booked Steve Smith and the Naked's to return to the Beach Club on Saturday, August 4, 2018 after a long absence. His committee has many new suggestions for bands for the 2018 season.

Victor stated that we have begun the process of finding a new Chef / Food Service Manager. This is one of the Board's main priorities. After two bad Food Service seasons, the Board is committed to a major improvement.

Open Discussion Session

1. An Owner asked for a sewer update. Bill stated that our attorney and our engineering firm are looking for cost information vis-à-vis putting the causeway back together the way the Town requires. At a meeting with the Town at the end of August, the Town stipulated that the road be returned to its original structure (which may prove to be a challenge) instead of just re-surfacing it as had been previously agreed upon. As a result, there have also been discussions about using another method, namely to suspend the sewer pipe from an elevated walkway the Fire District is researching or to encase it in a cement sidewalk that we would install next to the causeway.
2. This same Owner asked us to please consider the fragility of the causeway. She opined that CRMC would probably not approve a cement sidewalk next to the causeway. She informed the Board that the BSFD Land Trust is pursuing a plan to build a walkway next to the causeway. She further stated that the Land Trust already has an engineer's building plan for the project. She also stated that it would be built with donated funds, but the Land Trust will not begin fundraising until they have a building permit from the appropriate regulatory agency. She asked that the Board meet with the Land Trust despite our attorney's advice to the contrary.
3. An Owner asked if the Town Council had formally approved the Sewer Connection Project. Bill responded no.
4. An owner who apparently has expertise in the construction field did a quick calculation and gave us two estimates on the spot ---- one to do a "mill and overlay" and another to do a complete reconstruction of the causeway. He suggested that it would be better and cheaper to do either a cement sidewalk next to the causeway or to suspend from an elevated walkway. The Board stated that the problem with going with a new plan (other than going down the causeway) is that we would have to pay for engineering all over again.
5. An owner suggested that we avoid making insurance claims if possible because he fears we will become un-insurable.

Discussion of General Manager's Report

G.M. Mike reported that we have taken on the winterization of the facility with our own crew under the direction Facilities Director Mike Boscia. He stated that they are labeling all the connections under the building as they go along. In addition, they are replacing anything this is broken under the building. He stated that the extended season resulted in a shortened amount of time to close the facility.

Mike also reported that the storm of October 29 did quite a bit of damage --- there was a great deal of erosion, perhaps as much as a loss of three feet of sand ----sand also pushed into the pit area -- -- some awnings were ripped.

President Kevin closed the Open Discussion Session by that we will send out a smoking survey in the Budget Packet so that we can get input from the owners on this topic.

Open Discussion Session ended at 7pm.

The meeting continued with the Board meeting with the staff present to discuss the Proposed 2018 Budget. Also attending this portion of the meeting were three Finance Committee Members.

Discussion of those Owner Suggestions that have a price tag associated with them.

Employees should have name tags	Approved
Brink back fireworks from a barge	Rejected
Heat the pool	Rejected
Convert the handicapped unisex bathrooms to his / hers	Rejected
Take-out menus for the restaurant	Rejected
Put solar panels on the roof	Further research needed
Security phone number to call after 4pm	Approved
Keep Members Only Day	To Be Determined
Umbrellas with liquor motif should be replaced	Approved
Improve the bike rack	We already bought new one
Give incentive to people who bike or car-pool	Rejected
Use two trash cans to each recycle can on the beach	Approved (and there will be a new system in place in 2018 for removal of trash from the beach)
Have professionally designed board on lifeguard chairs	Rejected
Offer incentive for employees to stay thru Labor Day	Rejected
Increase number of guest passes per voucher so that the voucher will have the same monetary value as a pass sold on craigslist. This would incentivize owner to turn membership pass in for a voucher instead of selling to a stranger on craigslist.	Approved
Wireless mic	Approved
Sound equipment	Approved

The Board reviewed various aspects of the Proposed Operating Budget that G.M. Mike and Financial Consultant Joe Schrader presented. Although no decisions were made by the Board, some highlights of the discussion were:

1. The proposed budget shows total income of \$2,278,070, up from \$2,037,233 projected for 2017.
 - a. There was a discussion of increasing the guest pass fees to a base of \$10, but no decision was made.

2. The proposed budget shows payroll expenses of \$857,785, down from \$905,911 projected for 2017.
3. The proposed 2018 budget shows utilities expenses of \$72,048, up from \$62,526 projected for 2017.
 - a. Most of this increase is in electric of \$57,221, up from \$49,047 projected for 2017
 - b. We are running the electric at a deficit because the electric expense is not covered by what we collect in electrical fees from the units
4. The proposed 2018 budget show operating expenses of \$354,425, up from \$335,310 projected for 2017
 - a. This includes \$10K in furniture expenses, up from \$1,455 projected for 2017. This increased expense is for 1.) The purchase of new coverings for all chaise lounges. 2.) The purchase of 15 additional lounges. 3.) The purchase of some tables to replace broken ones.
5. The proposed 2018 budget shows other expenses of \$743,960, up from \$657,272 projected for 2017.
 - a. This includes the usual \$75K contribution to the Capital Reserve Fund
 - b. This includes \$300K for Capital Improvements, up from \$213,052 projected for 2017

Board went into Executive Session to discuss personnel matters at 10pm.

Respectfully submitted,
Louise B. Healy, BSBCCA Secretary