

BONNET SHORES BEACH CLUB

BONNET BEACON

September 2, 2017

FROM THE OVAL CABANA . . .

As you know, the Board, in concert with our General Manager, implemented a Phase 1 corrective action plan for budget shortfalls in a concerted effort to close our lingering financial gap earlier in the season. Additionally, an ancillary portion of this action-solution is the very real potential for an additional assessment. In order to accurately determine our fiscal statues, we need to drill down into our finances and evaluate all the club and restaurant financials directly after Labor Day and project our remaining expenses for the calendar year. I can assure you that the entire Board is deeply dissatisfied with this realism and can only make assurances to improve upon the budget process for next year.

A very careful review of our bylaws indicates that the term "special assessment" is not applicable to the current financial situation. A "special assessment" is for non-recurring expenses not reasonably contemplated by the annual assessment. Ultimately, what we will need to do is increase the annual assessment to cover recurring expenses that were not properly budgeted for in the first place and/or to cover revenues that fell short of projections for varying reasons (i.e. weather), all of which will be explained

Article XII Section 2 of our bylaws contemplates the possibility that an annual assessment may have to be increased during the year and allows the Board to do so as long as the Unit Owners are given not less than 20 days prior written notice of any such increase. The increase is due in full within 30 days of the assessment and is deemed to constitute part of the annual assessment. Any such increase in the annual assessment is within the Board's authority. Furthermore, **prior** to any increase in the assessment for CY 2017 --- and, notably, not required by our bylaws --- the Board will host a technical-informational session for all owners with complete clarity on the justifications for this action. We will inform you of the date as soon as the management team compiles the necessary financial data, background, and root cause.

Note: This table is an *estimate* of the cost for an additional assessment in the amount of \$100K and \$200K

INCREASE IN THE ASSESSMENT						
	Deluxe Live -in	Live-in	Cabana	Double Bathhouse	Mini-double Bathhouse	Bathhouse
To raise \$100K	\$ 309.00	\$ 232.00	\$ 155.00	\$ 116.00	\$ 97.00	\$ 77.00
To raise \$200K	\$ 618.00	\$ 464.00	\$ 310.00	\$ 232.00	\$ 194.00	\$ 154.00

As we detailed in a previous Beacon, the Board has tasked and provided direction for our General Manager to compile a detailed strategic plan for the upcoming 3-5 years. Our goal is to provide a blueprint for financial success while improving our club's infrastructure, appearance, and design. This proven concept, in my humble opinion, will deliver successful outcomes for our club's future.

On Thursday of this week, we met with Town of Narragansett officials to discuss our pending permit regarding the sewer project. I am pleased to report that our face-to-face meeting with all stakeholders was extremely productive for all interested parties. We will be making some slight modifications to our application and will seek final approval with input from our workshop. Our next step would be to begin the permitting process with CRMC, once final approve is awarded by the Town. Special thanks to State Representative Carol Hagan McEntee, Town Council Pro-Tem Matthew Mannix, Fire District Council Chair Michael Vendetti, and Fire District Council Vice-Chair Janice McClanaghan for facilitating the meeting. We would also like to thank former BSBCCA Presidents John Coletti and Carol O'Donnell for their extended efforts in getting the project to this phase.

This communication will be the last time the Board communicates with the owners outside of the financial issue identified above and we want to take this opportunity to wish the entire beach club family a safe, healthy, and happy off-season. We have an immense amount of work to complete for next season's success to deliver the outcomes we all expect. I can assure you that we are all up for the challenge with our exceptional management team --- we pledge to build a value-added season next year and make a commitment to build on our accomplishments and improve on our insufficiencies.

Lastly, the Board would like to thank all the dedicated beach club staff for their long hours, patience, and passion to deliver a summer of memories for all our members and owners this year. The majority of our workforce in the summer are devoted high school and college aged students and we want to wish them well in the off-season and encourage them to achieve greatness.

I'll see you in the boardroom and on the boardwalk.

Kevin Lynch, BSBCCA President

TAKE THE INFORMATION HIGHWAY (and turn right at bonnetshoresbeachclub.com) . . .

Although this is the last issue of the Bonnet Beacon for this year, we urge you to stay informed of Beach Club news and business via our website (bonnetshoresbeachclub.com). Board meetings continue throughout the off-season as we prepare for next summer, as we build a budget for the coming year, and as we discuss all of the suggestions that owners made this season. Remember that we post a summary of the minutes of each meeting on the website. Moreover, this Board is committed to posting those summaries in a timely fashion, so you can expect to find one after every meeting. The folks who regularly read those summaries are the ones who are always in-the-know. We very well may have some important announcements for next season --- so check in regularly.

COMINGS AND GOINGS . . .

Ahhh, September. Back to school. Crisp weather. And plenty of time to still enjoy our oasis by the ocean. Here are our hours of operation from September 5th through October 1st. *These hours are all on a weather permitting basis.*

Gate:	8am to 6pm Monday to Thursday, 8am to 9pm Friday, Saturday, Sunday
Pool:	10am to 6pm Saturday and Sunday, weather permitting
Beach:	No lifeguards, so swimming is on a "swim at your own risk" basis
Restaurant:	Saturday, September 2 nd is the last day
Snack Bar:	Closes on Labor Day
Pit Grille:	Noon to 5pm, Saturday and Sunday
Pit Bar:	4pm to 9pm Friday, noon to 9pm Saturday, noon to 7pm Sunday.
Office:	Closed Mondays and Tuesdays after Labor Day.
Logo Loft:	Closes on Labor Day

CALLING ALL PATRIOTS FANS (so that means YOU!) . . .

We'll all be down in the Pit for the Patriots' season opener on Thursday, September 7th. The pit will open at 6pm with full service at the Bar and at the Grille. We'll have specialty beers and cocktails with a pre-game DJ, big screen TVs, and raffles and give-aways. Of course, we'll be open until the game ends. This will be great fun and a perfect way to celebrate the opening of the Patriots season.

And the Beach Club will still be open for the next three games on September 17, September 25, and October 1 --- all at 1pm. So we'll be tail-gating in the Pit.

WHEN IS THE END NOT THE END? . . .

When we just don't want to say "good-bye" to the Beach Club. Our official closing date is Sunday, October 1st. But the General Manager is hoping to extend the season with plans to keep the Beach Club open on weekends in October *on a weather permitting basis*. Just keep in mind that the closing of the facility will have already begun (that means turning off the water, taking down the awnings, and wrapping the building). Accordingly, you may not have access to your unit after October 1st. But at least the main deck and the beach will be available for some serious ocean gazing.

WHAT GOES UP MUST COME DOWN . . .

Sunday, September 3 is the last of the \$24 days this season. Thereafter, all weekends are \$16.

There is no parking fee Monday through Friday after Labor Day

The guest fee on Labor Day is \$16.

ELVIS WOULD SAY "RETURN TO SENDER" . . .

Un-used guest passes may be returned to the office by Sunday, October 1st for a \$7 refund. (No refunds on \$1 After-4 guest passes.) Only an owner may return guest passes for a refund.

WHEN IS A DOOR NOT A DOOR (look below for the answer) . . .

This may help you close your unit . . .

The shower must be empty to allow access for us to drain the water

Do not remove any part of the plumbing.

Remove all food, even any in un-opened packages

Unplug the refrigerator and leave the door ajar. Unplug all appliances

Drain the water *only* from the refrigerator's ice maker

Flip all breakers to the off position

Bring the screen door, all deck furniture, and any storage boxes into the unit.