

Dear Fellow BSBCCA Owners,

The following summary of the October 2, 2017 Board Meeting was approved at the meeting of Oct 11:

### **Officers' Reports**

President Kevin noted that we had intended for our meeting on September 28 to be a Board Meeting. However, Louise neglected to post notice so the meeting was held as a Tech Session so that the Board and the Finance Committee could be informed by the Management Team of our financial status.

Vice President Bill reported that the Town Engineer and our Engineer are still finalizing language on the agreement that was reached between the Town and the Beach Club regarding the sewer connection.

Treasurer Mark reported that we are waiting for an inventory to be done by the F&B Manager so that we can close out 2017 food service.

### **Manager's Report**

G.M. Mike noted that the water had been shut off to the horseshoe and the square today. By having our crew shut down the facility, it will also help Facilities Manager Mike to familiarize himself and the crew with the infrastructure preparatory to the sewer connection.

Mike noted that the gates will be open 9am to 5pm through October 15. Although all units should now be closed, members have access to the beach and to the decks.

He reported that there will be another Patriots Game Event on the 15<sup>th</sup>, stating that the past three Patriots events generated a total of \$23K in revenue.

He reported that Hurricane Jose damaged the roof above the square. It has already been reported to our insurance carrier. The job has already gone out to bid.

### **Discussion of October 11 meeting**

Kevin reported that there will be a Board Meeting on October 11 at the Shriners' Center in Cranston for the purpose of informing the owners of the need of a supplemental assessment. The Management Team will give a power point presentation explaining different possible supplemental assessments to close out 2017, the Owners will have the opportunity to speak, and then the Board will vote.

### **Discussion of foreclosure**

Kevin reported that our un-written policy is to begin foreclosure proceedings once a unit has missed two consecutive assessment deadlines. We currently have one bathhouse in that category. It was agreed to send a letter to the owner advising him that foreclosure proceedings will begin if the balance is not paid.

### **Discussion of upcoming Board Meetings**

Kevin noted that we will be having off-season Board Meetings at the BSFD Community Center. Meetings have been posted for October 30, November 13, and December 4 ---- all at 6pm.

**Open Discussion**

1. An Owner suggested that a 3 to 5 years capital plan should be presented.. Kevin agreed, stating that he has already asked the General Manager for just such a plan. He noted that Mike Boscia's expertise with greatly help with that plan.
2. On Owner Brian asked why the Oct 11 meeting is being held at the Shriners in view of its distance.
3. An Owner reported that 85 units have not paid their FD taxes. He reported that the FD policy is to put a property up for tax sale if it is two quarters late.
4. An Owner asked if the power point presentation of the October 11 meeting could be emailed after the meeting to owners who cannot attend. All one has to do is make the request to the office.
5. An owner suggested that it be made perfectly clear that the supplemental assessment is for 2017 and that it has nothing to do with 2018.

Respectfully submitted,

Louise B. Healy, BSBCCA Secretary