

Dear Fellow BSBCCA Owners,

The following summary of the August 20, 2017 Board Meeting was approved at the meeting of Sept. 11:

Introductory remarks by President and Treasurer

President Kevin noted that we have had an energy audit by RISE. He noted that we pay a “demand charge” to National Grid because we are considered a high usage customer, despite the fact that we use very little electricity for much of the year.

President Kevin reported that we have filed the annual tax appeal and that the appeal will stop when the sewer connection is made. He noted that we have also sent the Fire District the annual adverse possession letter so that the Fire District could never claim any portion of our land due to the fact that they use some of it every year only because of our largesse.

Kevin announced that we are opening the sign-up for the Nominating Committee today. He noted that the people who attend the meetings know the business of the Beach Club and are therefore qualified to sit on the committee. He also noted that the Bylaws Committee has proposed changes to the election process, but that those changes will probably not occur prior to the next election.

Treasurer Mark reported that we will have a better idea of our financial standing at the end of August, but predicted that revenues will probably fall significantly short of projections. He noted that the rainy weather this season has had a negative impact on F&B sales.

President Kevin promised the owners that if the forecast is that we will have financial shortfalls that we cannot close, we will have an informational meeting to explain our exact financial status and any corrective measures that need to be taken.

He also noted that all suggestions that the owners make are memorialized in a list that the Secretary maintains. Each suggestion will be addressed by the Board during the off-season.

Owner Comments

1. An owner stated that he did not appreciate that the prices of food and drinks had been lowered, opining that if someone can't afford the prices, they should go somewhere else. He opined that the Board is doing a terrible job and that if there are problems with the finances, it's the Board's fault for having lowered the food and beverage prices. He opined that President Kevin is weak, that Treasurer Mark and Board Member Victor are doing a good job, but reiterated that Kevin is a weak president. He then opined that the August 5 Beacon should never have been written and asked if Kevin had read it before it went out.
2. President Kevin responded that he had indeed read it before it went out, that everyone is surely entitled to his opinion, that the comments we have received about the August 5 Beacon have been positive 99 to 1, and that everything in that Beacon is fact.
3. The owner continued, opining that it was all lies, that the Secretary should never have written that issue, and that the Secretary had created a negative atmosphere at the Beach Club by writing that issue. He then left the meeting.
4. Another owner opined that the Board is doing a great job, that the August 5 Beacon was necessary, that she appreciates knowing the truth about what is going on, and that it is the Board's responsibility to tell the owners the truth.

5. This owner suggested that something needs to be done about children running at the facility because someone is going to get hurt. She suggested that the parents should be held accountable and should be fined for the misbehavior of their children.
6. Another owner stated that he didn't appreciate the first owner's comments and disagrees with them.
7. He continued by opining that the food coming out of the Snack Bar has been "an abortion" this season. He stated that he never sees the F&B Manager in the Snack Bar. In addition, he didn't appreciate the fact that the F&B Manager was seen dining in the restaurant with presumably his girlfriend when he should be working.
8. He also agreed that children are out of control
9. Another owner agreed that parents should be fined if their children misbehave.
10. This owner continued, stating that she appreciated the lowering of the food and beverage prices because she believes that a family can now afford to buy meals for their children.
11. She suggested that we should have daily food specials in the Snack Bar and at the Pit Grill just as the Pit Bar has daily drink specials.
12. An owner who had voluntarily used his experience as a CPA to do a complete review of the food and beverage prices last year, stated that we did not lower prices beyond what they were in 2015. He further stated that the 2016 F&B prices had been increased by 26% over the previous year's prices. He opined that we need volume, not high prices.
13. This owner also stated that the current Board made a commitment to transparency during the recent campaign. He opined that the August 5 Beacon was part of the Board's pledge to be forthcoming.
14. A member of the previous Board stated that he knows President Kevin very well and opined that he is definitely not a weak person. He questioned if the Beacon was the correct medium for the dissemination of the information contained in the August 5 issue, but he stated that all of the information in that issue is the truth.
15. An owner suggested that we run the Beach Club like a country club. He stated that in a country club, the parents of a misbehaving child would be called to the Board and would be fined. He suggested that the misbehavior will not stop until we fine the parents.
16. Another owner opined that the food quality is not good, that the F&B managers are incompetent, and she questioned if they can do the job
17. This owner also stated that there seems to be no training whatsoever for the Kids Club staff. She witnessed that they were not treating the children kindly. When she asked the staff what kind of training they had, they simply said that they order crafts online. She also stated that no one was in charge on the day that she spoke with the staff. She suggested that the Kids Club staff needs job descriptions and training.
18. An owner stated that he and his wife have eaten in the restaurant several times this season. He opined that it used to be good, but is deteriorating.
19. Another owner agreed that the parents of misbehaving children need to be fined.
20. He also opined that the tables in the Pit need to be cleaned on a regular basis throughout the day. He said it is impossible to get a drink on a Saturday or a Sunday and suggested that we have waitresses in the pit on the weekends.
21. Another owner asked if the Food & Beverage Manager has a contract. He was informed that only the General Manager, the Business Manager, and the Facilities Manager have contracts.
22. Another owner stated that the employees have been polite and helpful.
23. Secretary Louise addressed the controversy over the August 5 Beacon. She stated that it was a very difficult issue to write. She emphasized that everything she wrote in the Beacon vis-à-vis the finances under the previous Board as well as the previous Board's legal bills is the absolute truth. She reported that she had asked for copies of the legal bills and that she had read every single legal

invoice from January 1, 2017 through May 31, 2017. All the information that she had reported in the August 5 Beacon regarding legal bills --- both figures and justifications ----were taken directly from those invoices. She stated that the Board had decided to not post the issue on the website as we do with all issues of the Beacon because the Board felt that the general public should not have access to all the financial information that was contained in this issue. But she stressed that the owners do indeed have a right to know the truth about how their money was spent.

24. An owner suggested that perhaps, in hindsight, the Beacon should have been sent directly to the homes of the owners.
25. Louise agreed, noting that the line item for postage was also almost depleted by the previous Board.

Open Discussion Session ended and the meeting continued

Discussion of RFP for legal services

It was agreed to follow through with a previous motion to put the legal services out to bid.

Discussion of WiFi

Mike reported that we have daily failures of the WiFi system despite the fact that it is wired to the entire club. The cables are rapidly deteriorating because of exposure to the weather. The signal degrades because the wires are not housed in conduit. The Board agreed that Mike should prepare a comprehensive IT plan.

Discussion of Strategic Plan

Mike reported that he created a template. He stated that he will have the first draft by mid-September.

Discussion of bathhouse mold

Mike reported that all bathhouses will be checked for mold during the off-season. He will then notify any affected owners that they will have to remediate it or we will do it and bill them.

Discussion of parking

The Board asked Mike to assess the cost factors of sharing the shuttle with the Fire District vs renting a van for two days at a time vs renting a van for the entire season vs valet service,

It was also noted that we need tighter control of parking stickers. Stickers should not be mailed. All stickers should be affixed to the vehicle by our employee. Policy needs to be re-worded.

Discussion of TAI computer service

TAI is a small company. Mike noted that Micros does not have an inventory control component.

Discussion of bands

Victor has tentatively booked World Premiere for next August. He would like to book other bands including Steve Smith. It was noted that we need to know how much will be budgeted for entertainment in the 2018 Budget before bands can be booked. The Budget will be addressed very soon.

Extended Season.

In October, we will be open on weekends only. Owners need to be out of their units by October 2 because we will start to close the facility. We will realize a \$10K savings if we close the club ourselves.

Respectfully submitted,

Louise B. Healy, BSBCCA Secretary

