

Dear Fellow BSBCCA Owners,

The following summary of the June 12, 2017 Board Meeting was approved at the meeting of June 25.

Open Discussion Session

Discussion of Insurance

The owners were informed that additional insurance coverage was needed for F&B. Our insurance consultant put it out to bid. The out-going Board began the process, but did not follow through to the end. The coverage will be purchased, but as an un-budgeted item.

Discussion of Parking lot

We have 10 new parking spots that were approved by the fire department and were striped.

Discussion of Sewer Project

The Board received a letter from the town asking us to explore the possibility of building an elevated walkway next to the causeway and of putting the sewer pipe above ground suspended from it. The request was actually made to the town by the Bonnet Shores Fire District Land Trust. This will be more expensive and the sewer pipe will be exposed. The BSFD already gave us the easement to go down the causeway. Our attorney is in the process of scheduling a meeting with the town engineer.

An owner opined that the BSFD had abandoned the idea of a walkway a while ago and that all information thus far was in favor of a below grade sewer connection

An owner suggested that the BSFD Land Trust wants a walkway at our expense

An owner reported that the BSFD Land Trust wants to build the walkway with donations.

Discussion of Committees

The owners were encouraged to sign up for committees after the meeting.

Discussion of Entertainment

The owners were also informed that the entertainment is locked in due to contracts that have been signed, but that we are looking into booking bands for the summer of 2018.

Discussion of Food Service

Victor reported that pricing of food and beverage items was elevated in comparison with two years ago. He worked with the Food Service and reported that nearly all prices have been lowered. Now we are waiting for a comparison from G.M. Mike Rennell of the prices when we opened and the prices now.

An owner suggested that we have to realize that price and size will change.

An owner waited an hour and 15 minutes at the Pit Grille on Sunday June 11. She opined that the crowds on a hot day should not be a surprise to the food service and they must be staffed accordingly.

President Kevin acknowledged that we had a hard opening yesterday. We were very crowded and down to 10 parking spaces in the early afternoon. He stated that the Food Service fell short ---- that wait times were overly long, that they were under-staffed, that the menu in the Snack Bar cannot be seen, that the condiments in the Snack Bar need to be moved. He emphasized that we need more staff.

An owner suggested that all prices of food and beverage should be posted.

An owner opined that management should be prepared and should know how to do this.

An owner suggested that children should not be sitting at the bar. On Sunday, the menu prices had not changed at the Pit Grill.

An owner stated that hopes that this Board is going in the right direction and will make positive changes. We need continuity with chefs and staffing. President Kevin opined that the food service has always been a problem and we have never been able to perfect the food service.

An owner suggested that we get Dave Field back. He requested that food service sales be broken down by venue.

An owner asked how much the food service revenue was down. BOD Treasurer Mark reported that food service revenue in 2016 was down by some \$82K compared to 2015. Due to the less than stellar food service performance, people seemed to vote with their pockets and patronage declined.

An owner commented that after all these years that the BSBCCA has existed, there doesn't seem to be a system in place for the food service. He further commented that the system would provide continuity and that is what has always been lacking in the food service, except for the years when Chef David was here. He hopes that the current Board will get that system in place.

Discussion of various issues

An owner, ever the optimist, opined that the parking lot and the beach looked good and the bathrooms were clean.

An owner stated that the bathrooms were locked at 5pm on Friday in the B and C aisles and asked why. The Board agreed that every bathroom needs to be open.

An owner asked what was being done about June 10 assault in parking lot. Kevin stated that the incident is being investigated by the Narragansett Police with whom we have been in contact. We will request the police report under Title 38 and if a violation of our rules occurred, we will issue a sanction.

Discussion of horseshoe / square

An owner requested flowers at the horseshoe / square stairway similar to those at the main stairway. Requested information centers at existing bulletin boards in other areas of the facility.

Discussion of walkways

Kevin reported that the boardwalk has all been installed and that the ramp at the horseshoe / square entrance has been replaced.

Discussion of nets

Kevin reported that the nets for the tennis and volleyball courts have been ordered, but there is no excuse why that wasn't done before.

Discussion of lift

The owner of second-floor cabana 76 is handicapped and requested of the previous Board that a lift be installed. The Board budgeted \$68K in the 2017 Capital Improvements Budget for a lift to accommodate this person's need. Although the family of the cabana 76 owner was assured over the winter that the lift would be ready by now, not much progress was made and construction is still in the engineering stage. The current Board acknowledges that this owner's need must be accommodated according to ADA requirements and also acknowledges that more research should be done in view of the expense that would be required to install one lift on each end of the building. Accordingly, Facilities Director Mike Boscia was assigned the task and he found a much less expensive alternative. He suggests a scissor lift ---- 42" x 92" ---- railing about 40' high ----- opens on the short side ----- wheel chair can be rolled right in ---- the gate locks ----- would then be operated by security staff. He suggests two, one for each side of the facility. Facilities Manager Mike Boscia is awaiting a discussion with the Narragansett Fire Marshall in the hope of gaining his approval.

Discussion of 2016 finances.

Joe Shraeder, our financial consultant, summarized the 2016 finances, the bottom line of which is that \$130K had to be taken from the Capital Reserve in order to balance the 2016 budget. Losses were due to unexpected capital improvements (more problems were found as work continued) and also due to loss of patronage in the food service. Accordingly, the annual \$75K contribution to the Capital Reserve was not made and \$55K was withdrawn from the Capital Reserve account. This is the first time in the history of the BSBCCA that the Capital Reserve has had to be used to balance the operating budget.

President Kevin reported that the Board will be getting a monthly financial report so that we can avoid problems getting away from us. He also emphasized that the Capital Reserve must be protected for that rainy day when we need it (i.e. in the aftermath of a hurricane as it was used to pay for some repairs that were not covered by insurance after Hurricane Sandy). He vowed that he will never allow a penny to be taken from the Capital Reserve without first going to the owners in order to inform them.

Discussion of smoking

An owner noted that smoking was occurring in places where it should not have been. He requested signage to indicate no smoking area.

Discussion of life saving incident

An owner reported that on Sun June 11 her two-year-old grandson ingested a handful of sand. He immediately presented with breathing difficulty. She reported that the Beach Club Team acted ever so swiftly ---- Security Head Michael Kelleher secured the area and Lifeguard Head David Spinelli tended to the child. The Narragansett Rescue Squad responded and sat with little boy for two hours until they were sure he was safe. She credits Lifeguard David Spinelli with saving her grandson's life.

Open Discussion Session ended.

Discussion of Food Service

The Board agreed that we need a spreadsheet from GM Mike of all the new prices and the old ones, we need to see new staffing in place, we need to be sure that all venues have adequate staffing to stay open as advertised.

Discussion of Saturday guest who dines in the restaurant

The Board agreed with an owner suggestion that an owner should not be charged an \$8 guest fee if that guest dines in the restaurant. In such a case, the owner will be given a new guest pass for each dining guest when he pays his bill.

Discussion of extra outside tables

The Board agreed with an owner suggestion to put some small tables outside the restaurant windows.

Discussion of Committees

The Board formed committees to help them steer the course in the right direction. Everyone who volunteered to serve was appointed to a committee.

Sewer Committee

Coletti, John – Co-Chair
McGovern, Bill --- Co-Chair
Baum, Amira
Bellini, Angelo
Coletti, John
Farley, Paul
Horridge, Laurie
Monaghan, George
Sylvestre, Rich
Theriault, Gail

Finance Committee

Mesrobian, Mark --- Chair
Anderson, Bob
Higby, Jennifer
Langer, Anita
McDonald, Natalie
Taliani, Robert
Wray, Bill

Bylaws

Healy, Louise – Chair
DiLeo, Carolyn
Fortin, Carol
Logee, Murie
Mercier, Richard
Moore, Gary
O'Mara, AnnMarie
Sullivan, Susan
Zangrilli, Joe
Zito, Jerry

Entertainment / F&B

Samaha, Victor --- Chair
Anderson, Jill
Bellini, Marlene
Braica, Jenn
Forte, Rebecca
Hanley, Carolyn
Hardin, Elaine
Logee, Howie
McCarthy, James
McCarthy, Laurie
Mignano, Diane
Morvan, Jill
Mulholland, Kevin
Murphy Emily
Remington, Patricia
Sahagian, Susan
Wisniewski, Dean
Yeamen, Jim

Respectfully submitted,
Louise B. Healy
BSBCCA Board of Directors, Secretary