

Dear Fellow BSBCCA Owners,

The Board of Directors held a Tech Session on August 19, 2019 to begin discussions of the 2020 Budget. The focus of those discussions were the F&B Budget and the Capital Improvement Budget. Having said that, some other items were also addressed which might impact the budget, among which were the 2019 Owner Suggestions.

Although this was not a regular Board Meeting, we believe it merits a summary for informational purposes. This summary was approved at the Board meeting of September 9.

Discussion of F&B Budget

Chef would like:

To hire a sous chef

To have more shade at the Pit Grill because of the intensely hot working conditions

To have conversation seating somewhere on the main deck near the Bistro to be used by people waiting for their reservation to be ready

To purchase a big freezer unit for the Pit. Estimated cost is \$20K

Discussion of Security Staff

It was suggested that all Security Staff should receive CPR training. A one-day training with a RI certified instructor should be arranged.

Discussion of Sewer Project

It was announced that our sewer project attorney, Stephen Ucci from Adler Pollock & Sheehan is leaving the firm and the state. Another attorney from the firm will take over his position with us

It was announced that the RFP is finished. The Sewer Committee (comprised of 9 owners) will meet to discuss it.

Discussion of 2019 Owner Suggestions

Purchase guest passes at the gate.

This was rejected for two reasons: 1.) The concern is that the line at the gate would back up and 2.) Guest passes will be available online in the not-too-distant future.

Do something to improve air flow in the Pit

This was rejected because nothing can be done because of the piles that are driven into the ground that support the building

Remove “at manager’s discretion” from posted close times.

This was rejected. Sometimes the entire facility is empty but for one group of people. If only one group is still at Club approaching close time, Security will ask if they intend to leave soon.

Bistro should offer lobster.

Lobster is available if the patron asks. But not many people know that so it should be advertised next season

Renovate Bistro bathrooms

This will be added to the list

Take the next step in noise abatement in the Bistro by buying new chairs that are padded seat and back

This was approved

Build an owner-only lounge on the roof west of the pool

It was agreed that a structural engineer would need to determine the integrity of this area

Eliminate Kids' Club

This was approved due to the extremely low attendance; on most days, between 3 and 8 children attended. However, it was decided to offer some new kid's events instead --- perhaps a pool party for 8 to 13- year olds with a DJ and an ice cream bar, maybe a sock hop for older kids, and maybe something for the very young.

It must also be noted that the children of owners may attend the Fire District Camp which occurs weekday mornings. It was agreed to advertise this next season.

Force Members to carry their pass and to require that it be presented upon entering the facility from the beach.

This was approved as a measure to improve security of the facility. The new policy will be announced at the beginning of next season. Will have to be enforced right from beginning of season.

Illuminate the ramp in front of bistro

This was approved

Top steps at the square entrance need lights on the risers.

This was rejected because that is how they were designed. It's the same at the main entrance stairway

Fix the ramp in front of the square because it does not have smooth exit from parking lot

This was approved. The ramp will have to be re-directed.

Renovate bathrooms 2nd floor square

These will be added to the list

Remove and re-pitch ceiling on unit 44 leg

This cannot be done without removing the floor above. However, a remedy to the problem may be to remove the ceiling and to clean out the sand that may be inside.

Add a waitress for service in the pit

This was approved

Construct a coin laundry for towels

This would have to wait until after the sewer project. It would have to be determined if it would be allowed.

Install new front gates

This would have to wait until parts of the parking lot are re-paved post sewer

Hire Callahan & Callhan as attorney Steve Ucci replacement

This was rejected. It was agreed to hire Jonathan Cabot from Adler Pollock & Sheehan who is already working with Ucci on our sewer project

Discussion of Tennis Court

It was suggested that the court be re-surfaced, that we include a pickle ball court and a half basketball court. It was also suggested that we build a bocce court somewhere.

Discussion of Capital Improvement Projects

Possible projects to be considered are:

Renovate 10 bathrooms --- 2 second floor square, 2 second floor east side, 2 build outs second floor west side, 2 first floor east side, 2 in the bistro.

Install removeable speed bumps at the gate. It was suggested that post-sewer we install up-down arms at the gate because too many people just rush through without showing their passes.

Clean up the ceiling in the Anchor Aisle by squaring off the ceiling in the corners.

Webcam is not functional and must be replaced.

Replace the TAI system. A new one would be subscription-based. We would run two systems at the beginning --- the TAI as well as the new system. Then we would slowly migrate out of TAI.

Have the Pit Tent professionally cleaned. It was suggested that we hire a professional power washer that could do it while the tent is still up so that it can dry.

Replace the tractor. It is a 2002 model. We will trade it in and lease the new one.

Build a portico at the main stairway with the stone siding like at the Gate shacks. Perhaps one would follow in another year at the stairway to the square / horseshoe.

Board went into Executive Session at 9:45pm and came out at 11:10pm.

Meeting adjourned at 11:10pm.

Respectfully submitted,
Louise B. Healy