

Dear Fellow BSBCCA Owner,

The following summary of the July 23, 2017 Board of Directors' Meeting was approved at the meeting of August 7:

### **Tech Session**

#### **Discussion of various issues**

Bill McGovern reported that the Town is now requiring that we re-construct the causeway instead of just re-pave it. This will cost us an additional \$100K

Mark reported that we had sent a cease and desist letter to the vendor regarding our website.

Board discussed short-comings, corrective measures, and new ideas with F&B Management staff

### **Open Discussion Session**

#### **Discussion of Food Service**

President Kevin admitted that this past week's Pasta Night had problems, but that we now have a corrective plan for next week's Pasta Night.

#### **Discussion of Website**

President Kevin reported that a new website is almost ready to go live and that we will be sending out a weekly email blast with information regarding the upcoming weekend. He noted that a website called beachclublife is not our official website and has nothing to do with us.

#### **Discussion of Lift**

Facilities Manager Mike reported that all three bids are in for the lift and for the electrical work. He also reported that one of the bidders has constructed a lift at the Belmont Market and that he had gone to see it in action. He reported that all three bidders are within \$4K of each other. He now has put the building materials for the lift out to bid.

#### **Discussion of Parking**

President Kevin reported that the lot is filling on most Sundays. He noted that it also filled on the recent Members Only Day. He stated that we had looked into renting a van for Sundays so that members would have a smoother, cooler ride from the Nardolillo lot to the Beach Club. It was noted that this van has a rental fee of \$250 per day. He also noted that we received a quote from Unit Parking --- a valet service that estimates that they could increase the parking capacity in our lot by some 75 cars parked bumper-to-bumper. The quote for the valet service is \$1,100 per day. Kevin also reported that we are going to ask Bobby Nardolillo if we can try an experiment during the month of August with a red cone (if our lot is full) / green cone (if our lot is open) system.

#### **Discussion of Entertainment**

Entertainment Chair Victor reported that he has been in touch with World Premiere and they have tentatively been booked for a Sunday next August. He is still trying to contact Steve Smith with a similar request.

Kevin announced that the August 20 Members Only Day has been cancelled because we lose money on a Members Only Day and we simply cannot afford it this year.

#### **Discussion of Sewer Project**

Kevin reported that he has received the report from the attorney and from the engineer regarding the project. It is available for anyone who calls the office and requests it.

#### **Discussion of Taxes**

In response to an owner question about taxes, former BSBCCA President John Coletti explained that about 12 years ago the Town changed to a two-tier tax rate, with the commercial rate 1.5 times the residential rate. We filed a suit in Superior Court which we filed every year asking the Town not to tax us at the commercial rate but to tax us at a rate somewhere between the commercial and the residential rates. Now is the time to re-file that appeal so if it hasn't been done it needs to be. The Town said that if we wanted them to consider our sewer connection project we would have to withdraw the tax

appeals, in exchange for which the Town agreed to charge us the commercial one-time sewer connection fee of \$35K instead of \$3500 per unit.

### **Discussion of Treasurer's Report**

Treasurer Mark stated that the Finance Committee will meet in August to begin work on the 2018 Budget and also to consider creative ways to fund the sewer project. He also stated that the Finance Committee might very well have to devise a corrective plan for the rest of this year because the projected income of the 2017 Budget that was created by the previous Board cannot support the expenses. He stated that F&B income is 9% behind what the budget expected us to do at this point. On the Club side, payroll is very high; too many employees are here on days when they could be sent home. Adjustments need to be made.

### **Awards Ceremony**

The Board presented an award to Head Life Guard David Spinella for saving the life of a toddler. The Board also presented an award to former BSBCCA President John Coletti for having been the longest-serving Board Member in the history of the Condo Association. Both men received a standing ovation.

### **Various Owner Comments**

- 1.) An owner asked why the minutes no longer list the names of the owners who speak. He was informed that the names of the owners are indeed included in the minutes, but are not included in the summary because anyone in the public can read our summary. Until we have a password-protected website, owner names will not be included in the summary.
- 2.) This owner requested that back windows be installed in the cabanas of the first floor row north of the pool.
- 3.) This owner if we would be liable to installing a lift for the pool because of the lift that we are going to install for access to the second floor.
- 4.) An owner suggested that the tables in the Pit need to be cleaned regularly
- 5.) An owner noted that it had been revealed at a past Board Meeting that the entire year's budget for legal expenses had already been spent and that much of that had been spent on the election. He asked how much had been spent on the election and was informed that \$18,005 had been spent on the election according to the invoices. He then stated that he assumed that the people who are on the Board now hired their own attorney and asked how much they had spent and what was the source of that money. He was informed that those legal fees were \$13,200 and that they had been paid by the people who now sit on the Board and also from some donations from owners who had supported their candidacy. He then asked why the previous Board had been allowed to spend all that money on their own re-election.
- 6.) An owner praised the foot shower that had been installed at the bottom of the ramp in front of the restaurant
- 7.) This owner stated that she opposes cancelling Members Only Day. President Kevin responded that it was done for financial reasons. Kevin also stated that this is just one of the steps that we will be taking in the hope of avoiding a special assessment.
- 8.) An owner stated that it is clear that we have inherited some serious financial problems from the previous Board. She stressed that more owners than just the ones in attendance at the meeting need to know the facts. She opined that all the owners need to be in financial reality, but that the vast majority of the owners do not know because they don't attend the meetings. She suggested that the Board must get the information that is revealed at these meetings out to the ownership.
- 9.) An owner suggested doing a second Pasta Night every week on Sunday.
- 10.) An owner stated that the Pit Bar is being closed earlier than the stated hours of operation would indicate.
- 11.) An owner asked if he could host a cigar night at a low impact time.

### **Open Discussion ended.**

The Board discussed the proposal to have a Cigar Night. It was agreed to have a Cigar Night but that it would be a Beach Club event with our Chef providing the food. Possible dates are August 21, 22, 28, 29.

Respectfully submitted,  
Louise B. Healy, BSBCCA Secretary