



## SEA CLUB IV OWNERS ASSOCIATION INC.

### Board of Directors Meeting

### MINUTES

Thursday, July 21, 2016, 10:00 AM, Social Room

Approved Jan 19, 2017

1. Call to Order – President Gil Lesko called the meeting to order at 10:05 AM. Board Members and TJW Representatives introduced themselves.
  - a. **Board members present:**
    - President Gil Lesko
    - Vice President June Lesko
    - Secretary Bill Craig
    - Treasurer Danny Abboud
    - Director John Swogger
  - b. **TJW Reps:**
    - Michael DiPaola
    - Terrie Hays
2. Approval of previous meeting minutes was moved, seconded and passed.
3. **Financial Report - (TJW)** – Terrie recapped the attached financial report which was earlier emailed to the Board and answered related questions:
  - a. Moved, seconded and passed to accept financial report.
4. **Resort Manager Report**
  - a. Michael reviewed comments from owners and guests; highly complementary, especially about landscaping.
  - b. Michael provided copy of his **maintenance log**, (attached).
  - c. He provided his **follow-up diary** (attached).
  - d. A unit owner of week 26 (studio) requested of Michael that he swap for unit week 51 (windward) and assume a few more dollars in maintenance fees. The BOD approved via a motion seconded and passed. In the future, the BOD will approve such requests.
  - e. **RCI:** SC IV has exceeded all requirements for gold crown status, but retains its silver ranking.
  - f. **TripAdvisor:** SC IV rated #23 out of 105 Daytona hotels/motels. We can't compete with the big hotels (hot tubs, bars, etc.) in their category. Michael will attempt to have us reassigned to the "specialty resort" category as a timeshare which will better suit our status. BOD concurred. ACTION: Michael

- g. **Interval International (II):** SC IV has established a relationship with II. II has now provided SC IV owners who did not “opt out” with a free two-year membership plus first exchange free. Brochures are being mailed by II.
- h. **Weholi timeshare exchange and Booking.com:** Michael and Terrie are moving to finalize a relationship there.

## 5. Board Members Report- None

## 6. Unfinished business

- a. Status of the 2020 timeshare termination decision preparation: Michael and his staff are being proactive in preparing owners for this issue. He is updating contact data, encouraging deed updates and, in August, will send out three letters in attempt to start the process this year instead of 2017 to 2020. Terrie will place introductory info in the August newsletter and examine email opportunities for owners’ response. ACTION: Michael/Terrie
- b. The draft of the 30 year Reserve Management Plan is still being worked and refined. Danny suggested looking at this document again in the August 18 budget workshop or another meeting TBD. Terrie will request a one-page summary sheet. ACTION: TABLED.
- c. It was the consensus of Terrie and the BOD to not include a budget line item for future electrical upgrades. ACTION: CLOSED
- d. Air conditioning interrupter circuits: The \$2,173 per room proposal from Ferran Electrical contained too many bells and whistles and was unaffordable. Michael will continue the search for a more basic and cheaper solution. ACTION: Michael/Terrie (via Roger)
- e. Internet: Within the next couple weeks, Brighthouse will visit to assess our internet with the hope to double our bandwidth and increase the speed. ACTION: Michael
- f. Gil’s request to consider solar hot water was placed on the back burner for being too complex and expensive. ACTION: Closed.
- g. Strategic Plan for where we want to be in five years: Michael suggested waiting until the reserve study is complete, then setting up a sub group to study this initiative. BOD concurred. ACTION: TABLED

## 7. New Business

- a. Pool too hot: Michael has complaints that pool temperature is too warm. Michael will ask pool company to propose a solution including a floating fountain that cools water by evaporation. ACTION: Michael
- b. To address some dissatisfaction with our check in/out requirements, Gil wrote an article for the August newsletter which politely explained the process of preparing the resort for the next guests. Check out is before 10 and after 5. ACTION: CLOSED
- c. Rules, pool play, usage and etiquette: We need to embrace ways to respect others and “all get along”, from octogenarians to children. Gil will write nice letters to this end. ACTION: Gil
- d. With the advent of the Sea Club IV Owners Group Facebook page and the membership of some BOD members in that group, an observation was made that some owners had found

that page, thought they were on the official SCIV page, but could not get in (requires group approval). BOD consensus was that Gil go on the group's page, and, to avoid confusion, request that the group be considerate of official SCIV logos and pictures, and that a disclaimer be offered on that page that it does not represent the official Sea Club IV Facebook page. A motion was made, seconded and passed to this effect. The BOD commends the Group for its constructive efforts and appreciates their page. Jason Arenz, a member of the Owners Group was helpful in explaining to the BOD how the Group functions, Thank you, Jason. ACTION: Gil.

- e. Terrie had explained in an email to the board that meetings must be posted, owners are welcome and minutes are kept. Workshops, such as the August 18 Budget Workshop, must be posted, owners are welcome, minutes are kept, but no other business can be conducted. ACTION: NONE
- f. The matter of renting units was discussed relative to doing it as a business. BOD consensus was that anyone, especially owners of that unit, involved must be circumspect as to legal business practices, paying taxes, and paying commissions. The BOD wants to have written authorization from the legal unit owner before a non-that-unit-owner end-user occupies the unit. Michael will talk to Terrie and Attorney Leanne. No other action now.
- g. Michael has changed his days off to Wednesday and Thursday.
- h. Week 53 this year is Dec 31 to Jan 7. The plan is to offer via the newsletter, the entire week 53 to any owner for the non-refundable maintenance fee. If no booking is made by a Sep 1<sup>st</sup> deadline, the unit will be deposited to II. Motion was made, seconded and passed.
- i. Hurricane shutter remote receivers are expected to deteriorate and become difficult to replace. Plan is to eliminate the remote wireless receivers and wire the shutters directly, possibly all activated with one circuit breaker. ACTION: Michael
- j. Windows on the ends of Windward units are deteriorating and need to be repaired. Suggestions ranged from window replacement to installing glass blocks to eliminating the windows. Proposals and estimates are needed. ACTION: Michael/Terrie
- k. Sliding glass doors continue to be a problem. A suggestion was made to obtain repair bids on the two worst ones as a test case. ACTION: Michael
- l. Michael sees a need for an auxiliary hot water heater for the laundry room. Motion made, seconded and passed that Michael get bids and email the BOD for approval to make the purchase. ACTION: Michael
- m. In an effort to enhance SC IV child and family friendliness, Michael asked for suggestions to do that (beach volleyball, basketball, pool activities, etc). Consensus was that, since we don't have an activities director, we hope that the families will step up. Gil will write letters to this end. ACTION: Gil
- n. At Michael's request Secretary Bill has become the BOD focal point for owner/guest letters and emails written to the board at [Seaclubivboard@cfl.rr.com](mailto:Seaclubivboard@cfl.rr.com). The BOD endorsed this.
- o. With signatures from President Gil and Secretary Bill Craig, a SC IV BOD resolution was executed to appoint FRANK, WEINBERG & BLACK, P.L. as trustees in SC IV foreclosure matters.

**8. Tabled:**

- a. Finalization of the 30-year Draft Reserve Management Plan
- b. Strategic plan for where we want to be in five years

**9. Owner Input from meeting:**

- a. Two owners, Jason Arenz and Bill Harlow attended the meeting (WELCOME!).
- b. Jason provided inputs on the Facebook Owners Group, questions and clarifications on internet improvements, and suggestions on the 2020 termination issue.
- c. Bill Harlow emphasized the importance of good communication in preparing for the 2020 termination issue. He also recommended placing tables on the first floor landing.
- d. Your Board appreciates the interest and attendance of Jason and Bill, and welcomes other owners to do the same.

**10. Adjourned at 12:27 PM**

**11.- Next Meetings (Owners welcome):**

- a. **Budget Workshop, Aug 18, SC IV**
- b. **Annual Meeting, Oct 1, place TBD**

Respectfully submitted,

Bill Craig, SC IV BOD Secretary