

## Sea Club IV Board of Directors Meeting Minutes

Thursday, March 16, 2017, 10:00 AM, Social Room

1. **Call to Order** – President Gil Lesko called the meeting to order at 10:00 AM. Board Members introduced themselves and a quorum was established.
  - a. **Board members present:**
    - President - Gil Lesko
    - Vice President - June Lesko
    - Secretary - Bill Craig
    - Treasurer - John Swogger
    - Director - Mary Spangler
  - b. **Members of Management:**
    - Resort Manager - Michael DiPaola
    - ARC President – Scott MacGregor
  - c. **Others Present:**
    - Greg Mafcher
    - Alice Grace
- The Manager attested to the posting of the Notice of Meeting. Approval of previous meeting minutes was moved, seconded and passed and Secretary Bill Craig announced that the meeting was going to be audio recorded for the purpose of facilitating the minutes.
- G. Lesko asked that the first order of business to be the ratification by the board of actions taken relating to the interviewing and selection of a new management company subsequent to the in-person and telephonic meetings that occurred since December, 2016, and with advice of counsel. B. Craig so moved; June Lesko seconded the motion. The motion passed unanimously.
2. **New Business** –
  - a. G. Lesko asked that the agenda be modified to provide for the presentations by Cherry Hill (designer) and Spectrum Cable be moved to the top of the agenda. There were no objections.
  - b. Amend the smoking policy to: No smoking permitted in the rooms or in any area other than designated smoking areas. This includes No Vapes or E-Cigarettes. Also, a second smoking area will be put in the front of the building. J Swogger so moved; J. Lasko seconded the motion. The motion passed unanimously.
  - c. Reviewed budget and the following projects will begin in 2017: Bathroom Renovations, Social Quarters, Keyless Door entry for rooms with either RFID or keypad and WIFI upgrade. M. Spangler so moved; J. Swogger seconded the motion. The motion passed unanimously.
  - d. C. Hill presented the designs as well as estimated figures for the remodel of the bathrooms, lighting, surfaces and floors in the rooms. Also, gave the

design and figures for the social quarters. Samples were passed around and all questions answered. ACTION: None

- e. Spectrum Account Executive and Engineer gave their presentation on switching over to Fiber Optic cable. Explained installation process, signal strength, figures and packages available. All questions were answered. ACTION: None
  - f. Reviewed budget and the following projects will begin in 2017: Bathroom Renovations, Social Quarters, Keyless Door entry for rooms with either RFID or keypad and WIFI upgrade. M. Spangler so moved; J. Swogger seconded the motion. The motion passed unanimously.
3. **Financial Report** – S. MacGregor recapped the financial report and answered related questions:
- a. Moved by J. Swogger, seconded by J. Lasko and unanimously passed to accept financial report.

#### 4. **Resort Manager Report**

- a. No resident comments other than those wishing to buy, sell or swap. The Board directed management to prepare a plan for the marketing and sale of Association owned inventory.
- b. M. DiPaola submitted a copy of the maintenance activity for the time period ending March 15,2017
- c. M. DiPaola recapped Sea Club IV current Trip advisor's current ranking as #1
- d. M. DiPaola discussed the new reservation system that will be coming to the property.

#### 5. **Board Members Report- None**

#### 6. **Unfinished Business**

- a. For the 2020 termination decision letters, Leanne Wagner brought up the voting certificates and that we need to have documentation in every owner file showing who will be giving their vote for them. Mary Spangler, an owner, suggested pulling the files for each check in and updating their information prior to check out to eliminate the cost of mailings. ACTION: Remains tabled
- b. G. Lesko's desired 3-5 year plans for Sea Club IV. ACTION: Remains Tabled
- c. Reserve Study Plan. ACTION: Remains Tabled
- d. Board Members will review all policies prior to next meeting on May 18, 2017 and any changes can be made at that time. ACTION: Tabled

- e. There is an ongoing issue with the A/C units in the rooms. They are currently set at 76 with the fan on. Possibly need to upgrade the wiring. Contact HotelTech and have them diagnose why the breakers keep tripping. Action: M. DiPaola
- f. Still researching ways to cool the pool water. Fountains and/ or a chiller are options. ACTION: M. DiPaola

**7. Owner Comments**

- a. Concerns were brought up for the lack of sufficient security cameras and the existing cameras are either not working or pointed in the wrong direction. Pricing is in process with Homeland Surveillance and there is still room for three more cameras on the Surveillance screen.

**8. Adjourned at 1:15 PM**

**Next Meeting (Owners welcome): Thursday, May 18, 2017, Social Quarters**

Respectfully submitted,

Alice Grace  
Administrative Assistant  
Americano Beach Resort