

**BAYSHORE BEACH CLUB, INC.**  
**SPECIAL BOARD OF DIRECTORS MEETING**  
**Saturday, February 8, 2025**

**In Attendance:**

Karen Moorhead, Corp. Secretary	Division 1
Kate Guptill, Director	Division 1
Sarah Harris, Director	Division 2
Roger Smith, Vice President	Division 3
Josh Hanselman, President	Division 4
Megan Hanselman, Director	Division 4
Carolyn Gardner, Treasurer	Division 5

**Absent:**

Storr Nelson, Director	Division 5
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President Hanselman welcomed everyone to the Special Board of Directors meeting, and Corporate Secretary Moorhead determined a quorum was present. The Special Board of Directors meeting was called to order by President Hanselman at 2:00 pm. This meeting was held to discuss Bayshore's short and long-term projects, and any budget and dues related questions.

**1. Short and Long- Term Projects:** President Hanselman introduced this topic by providing a spreadsheet presentation of the Bayshore capital improvement projects drafted by previous members of the Long Range and Reserve committee. Though the spreadsheet was not current in exact costs, the projects and repair dates are reasonable, and provides enough information to induce discussion.

President Hanselman went over the listed items that will need some type of maintenance, repair, update or upkeep, at some point in time that will affect Bayshore's finances: the clubhouse westside siding and windows (previously approved by the Board), the clubhouse double doors, clubhouse equipment room, office equipment, kitchen utilities, east parking lot gravel, Mackey Park tennis courts, swimming pool, canal and beach accesses, and the ADA remodel of the clubhouse restrooms and the westside ramp.

**2. Budgeting Questions:** Waiting on bids for discussion.

**3. Dues Questions:** Discussion took place between the Board and members with several distinctive comments below:

Some Board members felt it was necessary to increase the HOA dues to allot for the capital improvements and clubhouse repairs, stating there is not enough funds for repairs and capital improvements for the next eight years and beyond.

Several members felt they would like to see an accurate assessment of the funds before they can determine an HOA increase. Thought was also given to fund raising for each specific project so members could be more involved in where their dues will be spent.

One member who has lived in Bayshore for a long period, felt the Bayshore dues were the lowest around, and believes it is reasonable to increase the dues, especially for the cause of keeping the clubhouse safe.

Another member suggested raising the dues \$50.00 to \$100.00 a year for several years, to 'catch up' with the times.

President Hanselman concluded that another meeting in March will be necessary to discuss the details of providing a membership vote to change the Bayshore HOA dues- structure, if the Board decides to move in this direction.

**ADJOURNMENT:** *Vice President Smith moved and Director Harris seconded to adjourn the meeting at 3:40 pm. Vote was unanimous in favor.*

Minutes prepared by Kathy Drossel, Office Coordinator

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