

BAYSHORE BEACH CLUB, INC.

BOARD OF DIRECTORS MEETING

Saturday March 18, 2023

In Attendance

Kenn Apel, President	Division 1
Tom Hurt, Vice President	Division 4
Storr Nelson, Director	Division 5
Carolyn Gardner, Corp Sec	Division 5
Vivian Mills, Director	Division 6
William Nightingale, Director	Division 7
Michael Vest, Director	Division 7

Absent

Kate Guptill, Director	Division 1
Steve Sager, Director	Division 3

President Apel welcomed everyone to the hybrid clubhouse and zoom meeting, and Corporate Secretary Gardner determined a quorum was present. The Board of Directors' Meeting was called to order by President Apel at 1:00 pm.

President Apel made the following motion and Director Vest seconded it: To approve the minutes of the Board meeting on February 18, 2023. Vote was unanimous.

President Apel made the following motion and Vice President Hurt seconded it: To approve the minutes of the Special BOD meeting on March 1, 2023. Vote was unanimous.

GOOD NEWS was discussed.

REPORTS:

FINANCIALS. Report Submitted.

FACILITIES. No Report. Director Vest made the following motion and President Apel seconded it: To open the pool on May 24, 2023 and close the pool on September 25, 2023. Vote was unanimous.

PLANNING COMMITTEE. Report Submitted.

LONG-RANGE RESERVE/PHYSICAL ASSETS. Report Submitted and Verbal Report. Vice President Hurt made the following motion and Director Nightingale seconded it: To purchase and install a new commercial grade heater for the swimming pool, the Raypak 406A Digital Commercial Pool and Spa Heater. Vote was unanimous.

Director Nightingale made the following amendment to the previous motion and Director Mills seconded it: To take the money from the Capital Outlay budget line to fund the pool heater, not to exceed \$12,000. Vote was unanimous.

SAFETY COMMITTEE. No Report.

POLICIES AND PROCEDURES COMMITTEE. No Report.

SOCIAL COMMITTEE. No Report.

COMMUNICATIONS COMMITTEE. No Report.

BUDGET/FINANCE. Report Submitted and Verbal Report. Director Nightingale made the following motion and Corporate Secretary Gardner seconded it: To accept the budgeting requests from the committees, including changing the Long Range and Physical Asset committee request to \$211,500. Vote was unanimous.

Director Vest made the following motion and Director Nightingale seconded it. To remove the Spring Clean-Up line item from next year's budget, and keep the Doggie Potty Station budget. Vote was unanimous.

CANAL. No Report.

TASK FORCES:

BEACH ACCESS TASK FORCE. No Report.

BYLAWS TASK FORCE. Report Submitted.

CLUBHOUSE PROJECT. No Report.

Director Nightingale made the following motion and Director Mills seconded it. To accept all committee and task force reports. Vote was unanimous.

UNFINISHED BUSINESS:

A. Appoint members to the Election Committee. President Apel made the following motion and Corporate Secretary Gardner seconded it: To appoint member Mike O'Donnell to the Election Committee. Vote was unanimous.

B. Property on Hilton Drive. Director Vest made the following motion and Director Mills seconded it: To accept the donation of the property on Hilton Drive. Vote was unanimous.

Director Vest made the following amendment to the motion of accepting the property on Hilton Drive, and Vice President Hurt seconded it: To first verify the property title is free and clear on the property on Hilton Drive. Vote was unanimous.

C. Summer Swimming Lessons. The Board offered to open the pool to Waldport Elementary School students for a limited number of swimming lessons contingent on the school providing a certified swimming instructor. Sandi Battles, next year's principal for Crestview Elementary, said the district did not advise the school to participate in the offer given they don't have a certified swimming instructor. At this point, Bayshore has followed through with the offer to allow Waldport children to use the pool.

D. Update from Mackey Park. President Apel made the following motion and Vice President Hurt seconded it: To purchase materials for a new roof for the gazebo at Mackey Park, spending up to \$1,000 from the Capital Outlay budget. Vote was unanimous.

E. Update from Special Board Meeting. Acting on the decision made at the March 1st Special Board meeting, the Board sought an appropriate expert to review the conditions and provide their assessment and recommendation on the East Parking Lot and the issue of flooding. On March 9th, upon the Board's request, a general contractor inspected the parking lot and the side yard of Lot 80 in Division 3. Unfortunately, a non-party (not the owner) interfered with the expert's process by interrupting the inspection and asserting

unsolicited comments and opinions throughout. Nonetheless, the inspection was completed, and the Board will be reviewing the expert's findings and recommendations to determine appropriate next steps.

In the meantime, unfortunately, the Board received a demand letter from an attorney hired by the owner of Lot 80 in Division 3. As of now, this is a potential litigation matter for which the Board must protect the Association's attorney/client privilege and confidentiality so the Association's interests are not harmed. Thus, to protect Bayshore, the Board is unable to provide further details at this time, as advised by counsel.

NEW BUSINESS:

1. Summary of Emergency Executive Session March 6, 2023: the Board discussed the results of legal counsel and negotiation of contracts with third parties.
2. What is "Fair Housing/Equal Access to Facility?": Informational item: Civil Rights Act of 1964 signed into law by President Lyndon Johnson; Title VIII of the Act is also known as the Fair Housing Act (of 1968). The Act prohibits discrimination in housing and access to facilities because of race, color, national origin, religion, sex (includes gender identity and sexual orientation, familial status, and disability)
3. Wind Turbines Informational item: There currently is no mention of wind turbines in the Guidelines of Determination.
4. ADA Chair Lift for Pool. Informational item: A swimming pool lift that meets ADA requirements would cost roughly \$4,400 plus costs for installation.
5. Member question: Pool Enclosures. Informational item: Base costs for an enclosure for Bayshore's pool would be between \$15,000 to \$189,000.
6. Minutes for Future Meetings. Informational item: Board minutes will be closer aligned with Robert's Rules suggested format for minutes.
7. Member Agenda Items: N/A
8. Other: President Apel made the following motion and Vice President Hurt seconded it: To add a plaque to a permanent item that was donated to Bayshore., (e.g., the property on Hilton Drive) Vote was unanimous.

Vice President Hurt made the following motion and Director Vest seconded it: To table the motion to add a plaque to donated items, until a cost for the plaque is established. Vote was unanimous.

MEMBERS COMMENTS:

Mike O'Donnell: Suggestion for funding handicap chair lift: Blanche Fischer Foundation;

Ray Gamel: Insurance for handicap chair lift;

Elaine Ferguson: Annual clean-up;

Norman Fernandez: In the past noxious weeds were delivered to clubhouse from property owner;

Mary Lou Morris: Should have pictures in the Breeze to show noxious weeds.

EXECUTIVE SESSION: The Board returned from the executive session. President Apel made the following motion and Vice President Hurt seconded it. The Board will turn over the potential litigation matter to the Bayshore attorney for initial handling. Vote was unanimous.

ADJOURNMENT: Director Nightingale made the following motion and Director Mills seconded it. The Board will adjourn its meeting. Vote was unanimous.

Signature of Corporate Secretary

Signature of Board of Directors President

Minutes prepared by Kathy Drossel, Office Coordinator

