

Bayshore Windmill Village Association Co-op, Inc.

Clubhouse: 603 63rd Ave West, Bradenton, FL 34207

Board of Directors Meeting -- AGENDA

Wednesday, May 22, 2019

3pm

Open to Shareholders only

1. Call to Order

The meeting was called to order at approximately 3:00 pm

2. Roll Call/Quorum

| | |
|-------------------|-----|
| Bob Clausen | Yes |
| Sam Mann | Yes |
| Lorraine Metivier | Yes |
| James Godfrey | Yes |
| Jerry Sergeant | Yes |
| Mark O'Malley | Yes |
| Cinde Partyka | Yes |

Stacy Brown, LCAM, was also in attendance.

Bob C. welcomed newest Shareholder, Sharon Howard from U6.

3. Pledge of Allegiance

Jerry S. led us in the pledge of allegiance.

4. Approval to waive reading the minutes dated February 20, 2019

Jim G. made a motion to waive reading the meeting minutes dated February 20, 2019.

Second by Jerry S.

| | |
|-------------------|-----|
| Bob Clausen | Yes |
| Sam Mann | Yes |
| Lorraine Metivier | Yes |
| James Godfrey | Yes |
| Jerry Sergeant | Yes |
| Mark O'Malley | Yes |
| Cinde Partyka | Yes |

5. Approval of the minutes dated February 20, 2019

Mark O. made a motion to approve the meeting minutes dated February 20, 2019. Second by Cinde P.

| | |
|-------------------|-----|
| Bob Clausen | Yes |
| Sam Mann | Yes |
| Lorraine Metivier | Yes |
| James Godfrey | Yes |
| Jerry Sergeant | Yes |
| Mark O'Malley | Yes |
| Cinde Partyka | Yes |

6. Treasurer's Report

Jim gave the financial report for February, March and April, 2019.

Operating Account Balance: Feb; \$267,743.83 Mar; \$273,544.69 Apr; \$376,492.46
Reserve Account Balance: Feb; \$324,399.55 Mar; \$312,630.23 Apr; \$321,487.32
Total Bank Balances: Feb; \$592,143.38 Mar; \$586,174.92 Apr; \$697,979.78
Monthly Net Profit/Loss: Feb; (259.38) Mar (\$649.15) Apr; \$133,095.55
YTD Net Profit/Loss: Feb; (\$9,307.55) Mar; (\$9,956.70) Apr; \$123,138.85

- February loss due to pedestal replacement between D & E and payments to taxes and insurances.
- March loss due to new vinyl fence at Hague.
- April increase due to sale of N-1
- \$200k Reserve monies has been transferred to 1 year CDARS accounts. Presently, we will earn 2.18% return and will be adding more money at lesser time periods.

Jerry S. made a motion to approve the Treasurer's Report as given. Second by Lorraine M.

| | |
|-------------------|-----|
| Bob Clausen | Yes |
| Sam Mann | Yes |
| Lorraine Metivier | Yes |
| James Godfrey | Yes |
| Jerry Sergeant | Yes |
| Mark O'Malley | Yes |
| Cinde Partyka | Yes |

7. Infrastructure Report

Safety Stop Signs, Gate Access Update

- Gate projects: As requested by shareholders, additional quotes were compiled on the gate projects.

- Mag locks were installed on Amsterdam and Holland. This has completely stopped people from pushing the gates open with their body. Final costs were: \$3,685
- Pedestrian Gate was installed at G2. Landscaping and sidewalk was also installed. Final costs were: \$3,508 (Gate, concrete and landscape)
- Stop Signs project has been completed and, for the most part, is having good results. Striping will be completed over the summer. Final costs were: \$2,178

Closing the Gates 24/7

- A discussion regarding closing the gates full time was had with the general opinion that it would increase overall safety, especially during the summer months when so many people were away and house left empty.
- Stacy B. will navigate the logistics on closing the gates. An in-depth communication letter will be sent to all residents.
- The Board will closely monitor the results of closing the gates.

Mark O. made a motion to close the gates permanently on a 24/7 basis. Second by Jerry S.

| | |
|-------------------|-----|
| Bob Clausen | Yes |
| Sam Mann | Yes |
| Lorraine Metivier | Yes |
| James Godfrey | Yes |
| Jerry Sergeant | Yes |
| Mark O'Malley | Yes |
| Cinde Partyka | Yes |

Jim G. made a motion to approve the Infrastructure Report as given. Second by Mark O.

| | |
|-------------------|-----|
| Bob Clausen | Yes |
| Sam Mann | Yes |
| Lorraine Metivier | Yes |
| James Godfrey | Yes |
| Jerry Sergeant | Yes |
| Mark O'Malley | Yes |
| Cinde Partyka | Yes |

8. Manager Report

- Pool Fence to be replaced and paid for by insurance. Problem matching existing fence so entire front and gate to be replaced.
- Age Verification is mostly completed.
- Cable Survey; 126 surveyed. 125 responses. 140 homes do not have email on file and or internet (more than half). Of those responding: 37% do not have cable. 95% have internet. 63% have some form of cable. 15% use internet TV. 8% use dish/satellite. 12% use antenna. Based on the

results, it would be an unfair burden to impose a cable or internet fee to our residents and it will not be pursued.

- New Unit is ordered. New home cost is approximately \$125k with total set up. We have it listed at \$130k to leave room for negotiation. Cost has increased over last year due to materials. Exploring a second builder on Thursday 5/23 – Clayton Homes.
- Clubhouse bathroom; we are working on estimates. First opinion is that we may be under budgeted – the budget numbers come from the reserve study.
- Library furniture; we have gathered catalogs from several commercial vendors and will begin the selection process. We will take input from those who use it most.
- We have termites in Library/Clubhouse – we are getting quotes.
- Park owned units are being painted. Prices were compared. Nine homes were painted for a total cost of \$8,750

Lorraine M. made a motion to approve the Manager’s Report as given. Second by Jim G.

| | |
|-------------------|-----|
| Bob Clausen | Yes |
| Sam Mann | Yes |
| Lorraine Metivier | Yes |
| James Godfrey | Yes |
| Jerry Sergeant | Yes |
| Mark O’Malley | Yes |
| Cinde Partyka | Yes |

9. Recreation Committee Presentation

The Recreation Committee will present at the next Board meeting.

Next scheduled meeting

Watch the bulletin and Clubhouse posting for our next scheduled meeting.

The Budget Workshop is scheduled for October 2 with the meeting the following week, October 9.

10. Adjournment

Jerry S. made a motion to adjourn the Board meeting. Second by Mark O. The meeting was adjourned at approximately 3:45 pm.