

# Bayshore Windmill Village Association Co-op, Inc.

Clubhouse: 603 63<sup>rd</sup> Ave West, Bradenton, FL 34207

## Board of Directors Meeting -- AGENDA

Wednesday, February 20, 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	Present
Sam Mann	Present
Lorraine Metivier	Present
James Godfrey	Present
Jerry Sergeant	Present
Mark O'Malley	Present
Cinde Partyka	Present

Stacy Brown, LCAM, was also in attendance.

### 3. Pledge of Allegiance

Jerry Sergeant led us in the pledge of allegiance.

### 4. Attorney Scott Gordon

- **Emotional Support Animal, Reasonable Accommodation, Resale Shares**

Scott explained the law regarding Emotional Support Animals and Service Animals. Those who have provided documentation, have the right under the Fair Housing Act to keep such animal. They still must abide by the rules the Park has in place regarding animals on property. An example is to consider the ESA or Service Animal the same as a wheelchair. Where a wheelchair might need to go to assist the disabled, so too can the animal. Scott reminds us that a disability might not be visible. Residents also have the responsibility to not discriminate against those with and ESA or Service Animal.

Discussion took place regarding pet records and liability. Scott suggests that record keeping is time consuming and a housekeeping type issue for Boards to decide. He also suggests we

consult with our insurance agent in regard to liability. An insurance meeting will be scheduled to address these concerns.

Scott then discussed resale Shares or Membership Certificates. In his opinion, it should not be written in our prospectus, that the cost should not be less than the original selling price, since the Park has already been paid. There was some discussion regarding the meaning of Share vs Membership Certificate. Scott explains that this is not the same as a 'traded' share such as in a public company. It is a 99 proprietary year lease and membership within the cooperative. In his opinion, resale Shares/Membership Certificates should be sold market value. He noted that it forces a work-around with repair allowances in some cases. He suggests that it be considered in any future changes to the prospectus.

## **5. Approval to waive reading the minutes dated January 30, 2019**

Jerry Sergeant made a motion to waive reading the meeting minutes dated January 30, 2019. Second by Mark O'Malley.

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

## **6. Approval of the minutes dated January 30, 2019**

Jim Godfrey made a motion to approve the meeting minutes dated January 30, 2019. Second by Sam Mann.

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

## **7. Treasurer's Report**

Jim gave the financial report for January, 2019.

Operating Account Balance: \$260,014.50

Reserve Account Balance: \$321,233.56

Total Bank Balances: \$581,248.06

January Net Income: \$-8,719.90 Contributing factors are the purchase of the Palm Trees, Higher Gas and Sewer Bills and a plumbing repair.

YTD Net Income: \$-8,719.90

Our Annual Audit is underway with our new Accounting Firm (Peacock & French CPAs). We changed firms due to the timing of the audit, as again they indicated they couldn't start our audit until June, the accountant handling our financials left the firm and they were not proficient with Quick Books. Our new firm could start the audit right away and are Certified Pro Advisors for Quick Books.

Bob Metivier made a motion to approve the Treasurer's Report as given. Second by Mark O'Malley.

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

## **8. Infrastructure Report**

- **Safety Stop Signs, Gate Access**

Sam M. has taken an overview of the properties infrastructure and reviewed current challenges. Our most major issue is the gates. Sam presented the costs for magnetic locks for Holland and Amsterdam - \$3,685.08. In addition, explained and presented the cost for an additional pedestrian gate that would be located at G18 - \$3,014.94. After some questions, we will get an additional quote before proceeding.

Sam also explained a current safety concern at multiple blind spots and intersections. Stop signs to be located on Amsterdam at C, Holland at I, the Clubhouse, Windmill and Holland, Windmill at T and Hague gate area. Approximate cost of \$2,000. This was a budgeted expense.

Lorraine Metivier made a motion to approve the Infrastructure Report as given. Second by Jim Godfrey.

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

## 9. Manager Report

- **New Construction Exceptions for Stairs and Skirting**

Stacy discussed the need for an exception regarding pressure treated wood or composite wood stairs and varied skirting. The rules & regulations are out of trend with current codes.

Bob Metivier made a motion to approve the Manager's Report as given. Second by Cinde Partyka.

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

### **Next scheduled meeting**

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

## 10. Adjournment

Mark O'Malley made a motion to adjourn the Board meeting. Second by Jim Godfrey. The meeting was adjourned at approximately 4:50 pm.