

Bayshore Windmill Village Association Co-op, Inc.

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

Board of Directors Meeting Minutes

Wednesday, 28 March 2018

3pm

Open to Shareholders only

1. Call to Order

The meeting was called to order at approximately 3pm.

2. Pledge of Allegiance

Jerry Sergeant led us in the pledge of allegiance.

3. Roll Call/Quorum

Bob Clausen	X
James Godfrey	X
Lorraine Metivier	X
Duane Cottingham	X
Paul Vanderzon	X
Jerry Sergeant	X
Marcella Jenkins	X

Also in attendance was Stacy Brown, BWV manager.

4. Approval to waive reading the minutes dated 21 February 2018

Bob Clausen made a motion to waive reading the meeting minutes dated 21 February 2018.

Bob Clausen	yes
James Godfrey	yes
Lorraine Metivier	yes
Duane Cottingham	yes
Paul Vanderzon	yes
Jerry Sergeant	yes
Marcella Jenkins	yes

5. Approval of the minutes dated 21 February 2018

Bob Clausen made a motion to approve the meeting minutes dated 21 February 2018.

Bob Clausen	approve
James Godfrey	approve
Lorraine Metivier	approve
Duane Cottingham	approve
Paul Vanderzon	approve
Jerry Sergeant	approve
Marcella Jenkins	approve

6. Treasurer's Report – Jim Godfrey

November 2017

Net Income/Loss (\$1,385.77)

YTD Income/Loss\$67,622.61
 Cash operating total.....\$347,629.52
 Reserves\$262,556.45
 Monthly decrease in cash (\$120,541.48)

December 2017

Net Income/Loss\$17,238.36
 YTD Income/Loss.....\$84,860.97
 Cash operating total.....\$358,672.47
 Reserves\$249,975.23
 Monthly decrease in cash (\$1,538.27)

Questions from shareholder:

1. How does the board know what is being spent if our auditor does not finish audit until April or May?

We have financials in draft for Jan, Feb 2018. These financials will remain in “draft” until audit is complete. At which time, board will vote to approve. Stacy will email the monthly financials to shareholders with email on file. A copy may also be requested from our office staff.

Jerry Sergeant made a motion to approve the treasurer’s report for November and December 2017 as presented.

Bob Clausen	approve
James Godfrey	approve
Lorraine Metivier	approve
Duane Cottingham	approve
Paul Vanderzon	approve
Jerry Sergeant	approve
Marcella Jenkins	approve

January 2018 DRAFT

Net Income/Loss\$100,425.20
 YTD Income/Loss.....\$100,425.20
 Cash operating total.....\$390,535.99
 Reserves\$249,976.01
 Monthly increase in cash.....\$31,864.30

February 2018 DRAFT

Net Income/Loss\$6,996.23
 YTD Income/Loss.....\$107,421.43
 Cash operating total.....\$340,350.43
 Reserves\$261,736.83
 Monthly decrease in cash (\$38,424.74)

7. Infrastructure Report – Jerry Sergeant

Stop signs have been studied and priced as requested at the last Board Meeting. The one objection to stop signs is that they must be enforced and it's not very likely that a police officer would be present during a violation.

Because of the most likely lack of enforcement it is felt that additional stop signs are not the answer to slowing down park traffic.

The speed bumps which were originally brought up are at least self-enforcing (making cars slow down). Speed bumps are designed to slow traffic to a speed of 3 to 5mph, our current speed in the park is posted at 15mph. We could reduce the speed limit to 10mph but that would not likely produce any better results than what we are currently facing.

Speed bumps are harsh on vehicles and passengers making them an undesirable action. Speed bumps are not pleasant for bike riders and would require a flat access area for mobility scooters. All of our main streets are crowned for water run-off, which make speed bumps impractical and in most cases unusable as the speed bumps are extremely rigid.

After talking with traffic management companies another product was discussed. Speed humps, not as harsh as bumps, and are designed to slow traffic to 10mph to 15mph. Flexible enough to deal with crowned streets and not the jarring harshness of the bumps. This being said one speed hump could be placed across the street instead of two separate bump units.

Bikers could ride over the speed humps without much difficulty. ADA requirements would still require a flat access for mobility scooters at the curbside.

As mentioned at the February board meeting, the speed bumps will require placement in the 2019 budget and further study and pricing will occur between now and the budget.

Safety mirror placement at the Presbyterian gate. The post and vinyl sleeve have been installed and the actual mirror would have been up and functioning over a week ago had the mirror not been accidentally broken during install. The manufacture is shipping another mirror with installation happening shortly after it arrives.

Gate cameras for Holland and Amsterdam are being studied for feasibility. Because of internet needs for the cameras, we have received initial approval to connect using one shareholder's internet Wi-Fi to operate a camera at the Amsterdam gate. We will be approaching shareholders at the Holland gate for their possible approval soon. Since the cameras are powered by batteries and operate when motion is detected. Jerry has some reservations on the practicality, let alone the labor and time for battery replacement. Further research will be done for pricing and function ability.

There were no water or sewer problems were brought to my attention since the last meeting.

Questions/Discussions from shareholders:

1. Have EMT, Fire, police been consulted on benefits/hindrances of speed bumps/speed humps?
Jerry will follow-up.
2. Refresh paint on the street speed limits.
If this moves forward we will paint during off season.
3. Increase speed limit?
4. Rent or purchase a "This is your Speed" radar sign.

5. Recommendation to call UPS/Fed-x with driver information when these folks are speeding through the community.

The board will take discussion items under advisement.

8. Architectural & Park Beautification Report – Bob Clausen

Bob thanked Mary King and all of the volunteers who came together to help beautify the community on 03 March 2018. Awesome job!

Stump removal is being scheduled/planned for April 13, 14 and 16.

Over the past year or more, we have talked about a palm tree replenishment program. There are inherent challenges; mainly watering in the first few months after planting and of course the overall cost. Bob Clausen, Director of Beautification & Architectural Review, and Stacy have come up with a great solution. Starting now through the fall, individuals will see a form in the Bayshore Windmill Village (BWV) newsletter, also available online or in the office, to purchase a Queen Palm for their lot. Individuals may purchase up to 3 per lot. Palms will be planted for the individual alongside the edge of their lot at the road. The cost is \$75 and can be paid anytime between now and December 1, 2018. The planting is scheduled for January 2019 (weather permitting). When the order is placed, individuals will be signing a Commitment to Water. This means individuals will be responsible for watering 3 times per week for 3 months. The Park will commit to annual pruning of the trees for the trees future life. Individuals may also purchase a tree as a gift; however, the occupant must agree to the Commitment to Water. The more that are ordered, the greater buying power the park will have. In 2019, BWV will be celebrating its 50 year anniversary; it would be awesome to order and install at least 50 trees in recognition of this 50 year milestone.

Questions/discussion from shareholders:

1. Do we have a budget for tree replacement?
No
2. Where are we with the 2015 short range goal of replacing the chain-link fence?
There are still plans to replace this fence with vinyl; however, not in 2018. Estimates will be researched and if possible include the fence replacement in the 2019 budget.
3. Strong recommendation for the board to be certain to seek advice from Manatee County as to accessibility of the area for insects/weeds spraying. Will the vinyl fence provide access for this purpose?

9. BWV Manager's Report – Stacy Brown

- o Total Park Owned Units 13.
- o 3 Units will need to be demolished.
- o J5 has been sold with a closing of April 3.
- o H10 has been sold with a closing of May 15 (Renovated by Ramon to a higher standard).
- o R14 has been sold under the new Contractors Renovation Program.
- o Paul Vanderzon and his volunteer's power washed J5, J17, J18 and completed repairs on HA21.
- o Stacy thanked Paul and all the volunteers from the clean-up day which has totaled approximately 163 man hours.
- o The new unit has arrived and is in holding on M Street. Because of its early delivery, we are waiting for the elevation and site plan and then permitting before it can be set. It is already creating for new units.

Questions/discussion from shareholders:

1. A shareholder asked when the board voted on the new home purchase.
2. The same shareholder handed the president a copy of a Florida statute concerning board voting.

10.New Business

- a) Approval of volunteer list for insurance waiver.

Marcella Jenkins made a motion to approve the volunteer list for insurance waiver.

Bob Clausen	approve
James Godfrey	approve
Lorraine Metivier	approve
Duane Cottingham	approve
Paul Vanderzon	approve
Jerry Sergeant	approve
Marcella Jenkins	approve

11.Old Business

- a) Emotional Support Animals & Resale Shares

BWV co-op attorney, Scott Gordon, was unavailable to attend board meeting on 28 March 2018. Scott is confirmed to speak at the board meeting on Wednesday, April 18 at 3:00 p.m. Scott will address Emotional Support Animals (Reasonable Accommodation) and Resale Shares. Due to the expense of having an attorney present, Scott will speak at the beginning of the board meeting and topics will be limited to the agenda.

- b) Review Miscellaneous BWV Rules and Regulations (01 Nov 2012)

XIV. MISCELLANEOUS (4): A complaint form is available in the office. Please complete, sign and place form in an envelope and put the envelope in the mailbox slot outside of the office. Only signed forms will be reviewed by the Manager and the Board of Directors. The name of the complainant will be kept confidential unless needed in legal proceedings. The complaint will be investigated and appropriate action taken.

12.Next scheduled meeting

Wednesday, 18 April 2018, 3PM
Bayshore Windmill Village Clubhouse

13.Adjournment

Lorraine Metivier made a motion to adjourn the board meeting. The meeting was adjourned at approximately 4:35PM.