

## **LA ENTRADA DEL MAR ASSOCIATION**

### **Board of Directors Meeting Minutes April 14, 2021**

**PROOF OF MEETING NOTICE:** Notice was placed on the Bulletin Board outside of F Building on April 10, 2021.

**Board Members Present:** Ray Combs: President, Henry Ashburn: Vice President, Buddy Emerson: Treasurer, Colleen M. Galione: Secretary, Deb Baker: assistant secretary. Quorum established.

**Members Present:** Mitch Hilburn, Steve Tarr, Joe Roberts, Dane Mark, and Herman Wilson.

BOD President Ray Combs opened the meeting at 6:33pm with the news that our secretary Colleen Galione is resigning. He thanked her for her service and that she has done an exceptional job, raising the bar for our community. Thank you, Colleen for the hard work. We will miss you and Vinnie and wish you the absolute best.

Ray reminded everyone to sign in. Colleen asked to approve the minutes from the previous meeting; the Minutes were approved.

The Treasurers report for the last month up to March 30<sup>th</sup> was presented by Buddy Emerson; most of the expenses were for insurance. Full treasurer report details are available on the website.

### **MEETING OPEN TO COMMENTS FROM THE FLOOR:**

Steve Tarr asked Buddy what the reserves balances are. Buddy reported that ss of as of March 30<sup>th</sup> the reserves balances are:

Roof \$77221.21 30 for paving, 7155.34 for pool, 3071.43 dock, \$89448.00

Steve also asked Buddy about the white edge at the top of the buildings on the new roofs. Buddy will follow up about painting the edge in the future.

### **Reports from Committees:**

**Dock committee:** Steve Tarr gave update on the dock committee, which has had several meetings over the last couple of months, including meetings with Lois Anardea, consultant. The committee has some good ideas for a proposal.

Some of the suggestions and ideas are as follows:

All slips being east- west; All slips in deeper water; all slips should be a min 13 feet, and wider, and a certain number of slips will be 15 feet and some set aside for lifts. The committee has a proposal of the backwards F configuration. The committee proposes to increase the square footage to 18 or 19,000 sq ft.

They hope to have a formal report at the next meeting. They would like to get an opinion from all 57 owners, to ascertain how much interest is there.

They are proposing several options of rebuilding the dock. Some of the options that they will give the owners:

(A) do nothing but rebuild and assess everyone the same, around \$5000.

(B) to build an expanded facility to allow extra slips; and to allow the slips to be licensed to individual units and those would be paid for by those owners. The idea of having slips paid for may be able to fund the entire rebuild of the dock...the survey will go out soon.

Or perhaps build an expanded dock with expanded slips with payment made by those who use the slips and reduce payments for those who do not use the slips.

It is important to get feedback from the owners before going further. Herman Wilson also elaborated on the work being done by the committee as he is part of the committee. Steve reminded everyone that the plan is conceptual at this time and that the feedback is important to determine the interest before discussing the details. Joe Roberts asked how many additional slips are in the proposal; Steve responded that the current 20 would remain, with additional slips (ie16) up to total either 26 or 36. Discussion ensued. Next step is to get actual /rough estimate of building the bigger facility. Dane asked where the dock would begin, Steve Tarr answered.

Ray asked that discussion be tabled at this time and to go forward with the board meeting.

## **Unfinished Business:**

**Roof progress:** Buddy reported the roofer is finishing up and tidying up the drains and other elements and will be done this week. They may have to return for transition pieces. We were fortunate that there were only one or two rain days.

**Landscaping:** Buddy reported on the recent landscape work redone on the site. Two reasons for this were that some of the hibiscus bushes were so mature and were not growing, and the drains from the roofs were going to be disturbing them. Colleen asked if there would be more color at the bottom of the B building. Ray asked if anyone has seen any rat activity, no one has.

**Drainage company:** Buddy reported the proposal is \$ 4200 for drain work, and the tie ins to be done to prevent wash out and the issues we have now. Ray asked about the pipes that go thru the seawall, and those would not be needed anymore. Colleen moved to accept the recommendations, Deb seconded, and the motion passed.

**Cleaning service:** The cleaning service just stopped showing up, despite multiple messages, she has gone five weeks without showing up. She did not show up for almost 2 months. A Termination letter was sent. Bids were obtained. Stephanie is a cleaning woman who is familiar with many of the residents. She is thorough and comes recommended. Her rate is weekly \$60 a week, twice a month for \$100.

Colleen spoke with Joanna (Five-star Helpers) who proposed cleaning weekly for \$35 on Mondays. Discussion followed. Ray proposed a trial period. Steve asked that they be licensed and insured, especially liability. Colleen will check on the insurance issue. Will follow up at the next meeting.

**Submerged land lease renewal** with changes: Some months ago, the submerged land lease with the State of Florida came up for renewal. It is a Three-month process, and the site inspection was passed. We have a New lease now which is longer, now for a ten-year period. Upon signing the new lease, it was observed that the State had added a section regarding the use of the wet slips by renters. The new language states that the wet slips usage shall be restricted to owners. Buddy said the language was consistent with restricted leasing of the slips. We do

not currently allow renting of slips, and the new lease says we cannot rent slips. Emails were sent to the state to get clarification, and the reply came back, that slips are to be used strictly by owners. The Rules will have to be modified to say Wet slip use is for owners only. We have one renter currently using the slips. Buddy asked if this renter could be grandfathered in, rather than asking him to remove his boat. Discussion followed. To grandfather the renter in would change our lease with the state and would change our lease from ten to five years and increase our fees per year. Steve elaborated on the issue and his discussion with the state. Buddy explained that the issue was sent to the BOD recently and that the BOD will have to change our rules and regulations. Deb made a motion to table the issue until next meeting. Buddy seconded and the motion passed. The issue will be under review until further notice.

**Property manager proposals:** Buddy reported on the idea of hiring a property management company would do the secretarial duties, and add other duties as required.

Three diff companies were looked at. The parameters would be to have someone on site every other week or every two weeks. It is not a permanent position. They would handle the realtors and renters, background checks, estoppel requests, etc. The BOD would retain authority of all aspects of the association, but the Property manager would handle the duties. The issue will be tabled and discussed at the next meeting.

### **Sales and Rentals:**

E4 has been sold.

E8 remains for sale.

B14 sale is pending; closing is on May 7.

B7 remains for sale.

B8 will be available for rent.

D7 is being offered for sale.

**Correspondence:**

Most of the correspondence was related to parking during the roof construction and to the submerged land lease.

Colleen Galione has submitted her letter of resignation. Christina Hardy has offered to step into the secretarial role. Buddy made motion to accept Colleen's resignation and replace with Christina. Deb seconded it and the motion passed.

Buddy announced that there is some pending correspondence awaiting signatures: There are three owners in A building that have concerns related to dock committee proposal.

**Open floor discussion:**

Steve Tarr announced that his daughter's car was damaged by a hit and run in B parking lot. Discussion followed.

Notice was sent to owners on March 28 re: access to roofs and that it is against fire code to have any dryers vented up to the roof. Fire Marshall inspection is coming soon.

Steve Tarr brought up the issue of the garbage dumpster being overfilled.

Steve requested to have photos of the finished roofs to be put on the website.

**The meeting was adjourned at 7:56 PM by Ray Combs.**

**THE NEXT SCHEDULED BOARD OF DIRECTORS MEETING WILL BE HELD ON  
WEDNESDAY May 12, 2021 AT 6:30 PM.**