

**Jensen Beach Club
Board of Directors
Workshop Meeting Minutes
April 21, 2022 3:00 PM**

Call to Order

Vito Cucinelli, President, called the meeting to order at 3:00 PM

Roll Call

Vito Cucinelli, Ellen Bloomer, Dave Nowakowski, Carolyn Doyle, Roy Placet, Peggy Kelly, Alena Woodruff, Manager, Advantage Property

President's Report

- Alena will send minutes from previous Board Meeting to board members.
- Amended Rules and Regulations have been emailed to owners and will be discussed at the April 25th meeting.
- Contractor started work on new bocce court. Debris will be picked up today.
- AT&T notified about removal of phone line at front entrance. Comcast will be contacted at a later date for telephone lines.
- Aerator for lake failed; pump has been ordered.
- Prescriptive Easement discussed. Roy discussed this with someone who has done in-depth research who will also research an attorney with knowledge of easement regulations. Our attorneys have also researched the issue.
- Of the 196 owners, there are 186 Owner email addresses on file. All have been vetted. Manner of contacting remaining owners will be discussed.
- Leaders and gutters on buildings discussed. Contractor has been notified to inspect.
- Seawall: we have engineer's report, waiting for proposal, no date.

- Roy witnessed someone confronting Lenny regarding the trimming of trees and hedges. Alena will investigate the issue with the landscaping.
- Still waiting for contract to arrive from Comcast attorneys. Contract is effective 7/1/22.
- Gate rails discussed.
- Summer projects, i.e., stair treads, painting or replacing unit door frames. Walk through and inventory on condition of doors, and a survey regarding the condition of landings was discussed. Also discussed were repairs to pool, and possible replacement of spa heater. Steam cleaning of club house floor tiles will be added to list of summer projects.
- Fund balance for landscaping budget discussed.
- Ellen to speak with Myra regarding further TOPS training for Board members.
- Wednesday 4/27, 1:00PM has been set aside for further training. The clubhouse will be closed due to nature of confidential information being shown and discussed.
- Pros and cons regarding changing of gate codes discussed.
- Use of clubhouse for private use was discussed and explained.
- The use of some form of identification for emotional pets and service dogs.

Motion to adjourn by Dave Nowakowski, seconded by Roy Placet. All in favor; Motion carried.

Meeting adjourned at 4:10 PM

Scribe: Peggy Kelly