

**Jensen Beach Club  
Board of Directors Conference Call  
Meeting Minutes  
February 15, 2021, 7:00 PM**

**Call to Order**

Vito Cucinelli, President, called the meeting to order at 7:00 pm.

**Roll Call**

Vito Cucinelli, Suzi Browning, Eugene Ciferno, Kim Wojciechowski, Ellie Ledbetter & Alena Woodruff, Manager, Advantage Property.

**Presidents Report- Vito Cucinelli**

- Approve minutes, 11/16, 12/22 and 2/11
  - Motion to approve by Suzi Browning
  - 2<sup>nd</sup> Eugene Ciferno
  - All in favor, motion carries
- Update on Covid,
  - After conversations with the Attorney and Barbara from Advantage Property Mgmt the decision was made to put all the pool furniture out for use. The furniture will be cleaned and returned to the pool area within the next couple of days.
  - The Clubhouse will remain closed. The office is open while Alena is in during her business hours between 1-4pm, M-F.
- Background checks, we've been experiencing issues with owners/realtors that don't want to provide the information necessary to do the checks. We talked to the attorney and he suggested that we add to our Rules and Regulations which we will do. We will continue to do background checks, request two (2) letters of recommendation and the \$100 fee.
- We've had issues with the Lake aerator making loud noises. The company we use to maintain the lake/water is doing a water test and will determine what is the best solution to keep the lake at it's best. We are waiting for the results and the proposal.
- We have not had a wind mitigation inspection since 2012 so we'll be doing one this year, date to be determined.
- We have new emergency lights in all the buildings, they will stay on for 1 ½ - 2 hours in a power outage. Good idea to make sure you have a flashlight.
- A question was asked if we do financial audits and the answer is yes, every year. The cost for this is in our financials under Administration and is performed by an independent accounting firm, the cost is \$3400. There is a copy on the JBC website as there are usually 2 – 3 copies in the office for your review.
- Smoking at the pool. please be polite and courteous to those around you

**Managers' Report- Alena Woodruff**

- Nothing to report

**Treasurers Report – Eugene Ciferno**

- Reported and will be posted on the bulletin board.

**Grounds/Bldgs – Vito Cucinelli**

- We've had a few roof repairs, drywall repairs due to storms and a little wind damage

**New Business/Technology**

- Nothing to report

**Vice President – Suzy Browning**

- We have replaced the bike rack by the post, for those riding bikes to the pool please use this bike rack, don't park in the gravel behind the clubhouse or on the sidewalks.
- We are adding 2 benches on the road side, one by the post and the other location to be determined.

## **Q & A**

- Pat asked about the white rocks around the buildings, it is time to refresh around all the buildings. Alena will request a quote and schedule.
- Dave asked about the stairs in bldg. 107. We have a contractor coming in a week or two to address them.

Motion to adjourn by Eugene Ciferno

2<sup>nd</sup> Suzy Browning

All in favor, motion carries

Meeting Adjourned

Scribe: Ellie Ledbetter