

JENSEN BEACH CLUB
BOARD OF DIRECTORS
APRIL 26, 2023

Dave Nowakowski, President called the meeting to order at 2:00PM.

ROLL CALL: Dave Nowakowski, Ellen Bloomer, Carolyn Doyle, Paul Laura,

Roy Placet via teleconference, Alena Woodruff, Manager Advantage Management

- Dave stated that short of an emergency, this would be the last meeting until the Fall.

President's Report:

- As we all know, we passed the amendments and changes to the by-laws regarding the rental period. They were passed and recorded on April 11, 2023
- A notice will be sent to the owners who submitted their email address; all others will receive it by regular mail.
- CSM still hasn't sent our final report citing staffing shortages. We'll update everyone as soon as we receive the information.
- We will be updating the rules to include the new changes to the bylaws and documents. We also changed the wording in the rules that will be voted on today. Ellen updated the rules for us.
- We are also changing the wording regarding vehicles. A vehicle may only be covered when an owner is in residence. There have been incidents of covers being blown from the vehicle while the owners are away. We became responsible for recovering the vehicle; we cannot be responsible as they sometimes become entangled in the vehicle. The covers must be in good condition, no tears, no duct tape. Everyone will be receiving a copy of these changes.
- In addition to noise, we are adding wording regarding a public disturbance to include odors. So, if someone is causing an odor that is bothersome, you will have some recourse which could result in a fine. Someone asked if this would be infringing on someone's rights since the disturbance would occur on private property. They were answered by Dave stating that the lanai is a limited common area. He also stated that it was not necessary to consult with counsel about it because he has done extensive research on the subject.
- Dave made a motion to accept these changes. Ellen seconded the motion. All in favor, motion carried.

- Next item on the agenda pertains to the A/C lines. Luke, the owner of Treasure Coast Air Conditioning Co. will be giving a presentation and advice on what he thinks is happening. Many of our A/C units have been backing up recently so he will advise on prevention or preventive maintenance.

Treasurer's Report:

- Attached.
- Ellen also reported a reduction in the size of the dumpsters for all buildings except for Bldg. 105 until the end of the year. This resulted in savings of \$5,000.00 this year. It could be done annually for continued savings.
- Ellen reported on our investments in CDs, noting the amounts, interest rates and maturity dates.
- We'd like to get a new credit card in the name of Jensen Beach Club, similar to our current credit limit of \$3,000. There will be one board member and their Social Security number associated with the card. To obtain this new credit card in the name of the Jensen Beach Club, I would like to put forward a motion to approve obtaining a new credit card. Dave seconded. All in favor, motion carried.
- We are going to install a gate opener which will be secured to the traffic sign to allow people to exit the property with their gate key. However, we are still recommending that people continue to use their key to avoid additional activity on the gate. An additional opener will be added when people return for the season.

Director's Report:

- We have had some complaints regarding noise from the aerators. The perception is that over time it has become louder. So, over the next month we will be investigating the source of the noise i.e.: is it the hose that runs out to the middle of the pond; is the motor undersized, making it necessary for the motor to work harder. We do not have enough data to make a recommendation, so we will report back to the board and discuss the next step, whether it be cleaning the hose as part of a regular maintenance item, or larger motors.
- Right now, there is very little algae in the pond, so it is in very good shape.
- We have contacted Martin County regarding the mosquito issue. They have been spraying but we indicated to them that spraying is not working. They reported that this is a problem area of the coast, and they are working on a flyover to resolve the problem. They did not have a date but acknowledged that we have a problem and are trying to address it.

Social Committee Report:

- The report is attached.
- Linda also reported that the Social Committee has been approved by the IRS to be tax exempt. She stated that the application cost \$275. but it would not be an annual expense. She explained what was involved in the extensive application process. She also stated her accounting records for the year.

Dave introduced Luke from Treasure Coast A/C to address the issue with the drain lines.

- We had another condo association built at about the same time experiencing the same issues. He explained their procedure of accessing all three units at the same time, to enable flushing the lines from top to bottom while vacuuming out the sludge from the lines. He understood the problem of owners having different companies for their a/c maintenance and repairs. He explained that every unit in the stack would be serviced at the same time for optimum results. However, if there is someone in that stack who doesn't have a contract with Treasure Coast, they would be charged \$55. If an owner does have a contract with Treasure Coast, the charge for the contract would be \$123 which would include the cleaning of the lines and the equipment twice each year. If a service call is necessary between those visits, there would not be a charge.
- There was an extensive question and answer period with detailed explanations from Treasure Coast.
- Dave then stated that further discussion was necessary before moving forward. It was also agreed that the bidding process would be done.

Dave adjourned the meeting at 2:50 PM

