



**Board Meeting  
Tuesday, September 12, 2016  
1 p.m. – KICA Sandcastle**

**Minutes**

**Attendance:**

Bruce Stemerman, Chair  
Marilyn Olsen, Vice Chair  
Rajan Govidan, Treasurer  
Lynn Morgenstern, Director  
John Connolly, Director  
Dave Singer, Director  
Townsend Clarkson, Developer Director

Staff: Jimmy Bailey, COO  
Shannon White, Operations Manager  
Jane Ovenden, Director, Finance  
Holly Newman, Secretary

**Absent:** none

- 1. Call to Order.** Chair Stemerman called the meeting to order at 1:00 p.m. with a quorum of directors.
- 2. Chair's Opening Comments.**
- 3. Approval of 7/12 Minutes (encl).** Director Singer moved approval of the minutes as presented, Director Morgenstern seconded the motion. The vote carried unanimously.
- 4. Treasurer's Report (encl).** Treasurer Govidan reported the financial situation as generally good. Revenue is down due to CTR, but other revenue is ahead of plan.
- 5. New Business.**
  - A. Election of Board Secretary.** Director Connolly moved approval to appoint Holly Newman Secretary of the BOD, Director Morgenstern seconded the motion. The vote carried unanimously
- 6. COO Reports**
  - A. Town Hall Purchase Update.** COO Bailey reported zoning was passes at the second reading. Scheduling of the closing date is in process.
  - B. 2016 Unbudgeted Expense Report (encl).** No Comments.
  - C. Major Repair and Replacement Report.** COO Bailey reported on the status of MRR projects noting roads and bridges currently under review are expected to be seen in the 2017 budget.
  - D. Budget Process Update.** COO Bailey reviewed the budget process and timeline.

**E. Miscellaneous Updates.**

1. COO Bailey reported on staff deaths and illness, recognized personnel for the tremendous job in dealing with TS while being short staffed.
2. COO Bailey reviewed Covenant Compliance issues and discussed the minimal enforcement tools available within the CC&R's. Staff was tasked to prepare recommendations for a change to the CC&R's to give enforcement options.
3. CCO Bailey announced beginning with the third Thursday of October a version of "Have Joe with Jimmy" will commence.

**7. Other Board Member Comments.**

1. The status of Sandcastle renovations was discussed. COO Bailey reported a preliminary floor plan of both 23 Beachwalker and SC are anticipated soon.
2. Director Morgenstern thanked Mayor Lipuma, and Council Members Labriola and Johnson for their support of the zoning change.
3. Director Connolly commented on the benefits of the Supplemental Annual Assessment and reiterated that it has been constantly reviewed and considered on an as needed basis.

**8. Adjournment. There being no further business to conduct, Director Singer moved to adjourn, Treasurer Govidan seconded the motion, the meeting was adjourned at 1:27 p.m.**

Submitted by:

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Holly Newman, Secretary

Date