

**BEACH CLUB COMMITTEE MINUTES**  
**January 14, 2016**

Present: Ruth Mosca      Peter Stocks      Bridget Fraser      Dan Klein  
          Ann Cea            Shelley Klein      Sherry McKinney      Frank Shorey,  
          John Puzine      Kyle Muston      Tony Tedeschi      Paul Whiteside

Ruth Mosca opened the meeting with some remarks:

- Ruth thanked the Committee members, Severn Trent, and the BC staff for making all the improvements at the club a reality. It has never looked better.
- The Committee has 14 members making it difficult to achieve a quorum if individuals do not come. If members find they are unable to attend regularly, they should consider formally resigning thereby making it easier to reach quorum.
- The Committee and audience members were asked to wait until being recognized before speaking and to allow speakers to finish before interrupting.

Since a quorum was present, the minutes from the November and December 2015 meetings were adopted.

**Project Reports:**

Brad McKnight reported the gate is functioning 100% and that the work on the deck and ramp has been completed in a satisfactory manner and the contractor has been paid the final payment. The contractor has sent an invoice for an additional \$3,000 in change orders. Discussion began on this issue when Brad was called away on an emergency, so the issue was tabled until his return.

**Committee Reports:**

**Finance -**

Al Rybicki brought spread sheets showing year-to-date income and expenditures showing the Club in good financial condition. There are 353 members for the calendar year 2016 for a total of \$123,550 income (exact figure needed). The Club will cover all its expenses this year, including the \$80,000 for the ramp, deck and other improvements. The attrition rate for

membership renewals for 2016 was approximately 10% and there are currently 21 applicants on the waiting list.

### **Membership -**

Sherry McKinney reported that an email will go out to the membership shortly updating them on the membership totals, the wait list, and the recent improvements to the BC. The cards of members who did not renew have been deactivated as well as the excess cards above the approved number of two cards per membership. Lost cards will be deactivated. A discussion ensued about charging for lost card replacements. A decision was postponed until information on the expenses involved can be obtained.

### **Security -**

Peter Stocks reported that the cameras are working properly and the plan to tie them to the Riverwood security office is proceeding. A question about the ability of a car to "piggy back" through the BC gate was raised. It was noted that in order for the gate to continue to work properly, the gate needs go through its cycle of opening and closing after each car. Brad McKnight will investigate this issue and follow up with a report on correct procedure. Peter recommended that the Committee consider a 4 foot high fence along the north boundary of the BC for a long range project.

### **Landscape -**

John Puzine reported that Shelley Klein has ordered 20 wild coffee plants, 10 each to be planted on each side of the front gate, at a cost of \$13.00 per plant. The BC staff will plant them when they are delivered.

Plantings for the north boundary have no yet been ordered. Molly Meadows of Severn Trent recommended pitch apple, which is a hedge type shrub that can grow to 12-15 feet. We would need 16 plants for 68 feet of boundary. The property owner to the north has removed objects on the BC property and the existing railroad ties will be removed or reused as a border. Ruth Mosca brought up the issue of the existence of three umbrella trees in the parking lot area . These trees are invasives and should be removed. The landscape committee will investigate this.

### **Structural -**

Dan Klein reported that one trash can top needs replacement and all three grills have

deteriorated. Severn Trent will replace the trash can top and all three grill tops. A light in the ladies bathroom is no longer functioning. Peter Stocks will look into replacing this with an LED fixture.

Other points during this discussion:

- The new power washer is being used to clean the wood decking and the benches and tables. All staff members will have to be trained in its use.
- Beach chairs need to be cleaned on a regular basis.
- The ice machine was accidentally turned off and there was no ice for several days.
- A new membership list needs to be posted at the Club.

Severn Trent will cover all these matters and issue new protocols for staff if necessary.

#### **Other Business:**

Ruth Mosca raised the issue of realtors asking for admission to the BC to show clients who are thinking of buying homes in Riverwood. A vote was taken to deny entry to realtors due to concerns about full disclosure of the cap on the number of members and the waiting list.

It was also decided to leave the work table the contractor left until the wood deteriorates over the next year or so.

Ruth Mosca reported on a beach erosion and renourishment meeting she attended. County representatives presented a report on a renourishment project to be conducted on San Pedro and McKnight islands, using sand dredged from Stump Pass. There is no scheduled project for Manasota Key. Such a project would take at least three years from now to get underway due to the necessary studies and permitting. Manasota Key erosion is currently running 4 to 8 feet per year. This is a critical issue for our Club. The next meeting of the County Beach & Shores Committee will take place at the Mid-County Library on Forrest Nelson on February 3rd at 9 AM.

Brad McKnight returned to the meeting and discussion of the nearly \$3,000 billed for change orders resumed. It was determined that no change orders were approved by staff or the Committee so we should not be contractually liable for additional work charges. It was argued that, in fairness, we would likely have approved the \$672 charge for enclosing the shower with the decking material. A vote was taken to pay this charge. After further

discussion, this vote was rescinded since Brad McKnight thought he could use the issue of galvanized iron bolts being used on the project - instead of stainless steel - as a bargaining tool to have the contractor withdraw or amend the invoice.

Brad continued his report with information on the cost of sand or shell to be delivered and spread on the west end of the decking. Either material would cost approximately \$2,000 for good coverage. This project was shelved for long range planning.

The meeting was opened to audience comments and questions:

- A member asked how family members could enter the BC if he was unable to accompany them. Ruth replied that the member could write a note to present to the staff giving names and the time frame for the visiting family. They should also be prepared to show photo ID.
- A visitor questioned the budget figures and the financial position of the BC. Al Rybicki replied that he stood behind his figures and calculations and the BC is in good financial position, paying bills and paying off the 15 year loan for the purchase of the BC.
- A member questioned the payments to Severn Trent as presented in the budget. The figures were broken down into salary for staff and management charges. The BC committee expressed satisfaction with ST services.
- A member inquired if photos had been taken of improvements at the Club for insurance purposes. Brad McKnight has done this. The RCDD has to be sure the insurance reflects the current replacement value of the Club facilities.

A motion was made to adjourn.

Respectfully submitted,

Bridget Fraser, Secretary