

BOG Meeting Minutes (Thurs., April 27th, 2023, 7:00 PM)

BOG members Present: Patrick Hall, Will Carr, Paul O’Hearn, Rose Aiello, Stephanie Mazur, Paul White, Rachael Acevedo, and Joni Laycook

Item	Time
Secretaries Report: Read/approve minutes	Approved.
Treasurer’s Report: Review/approve report	Approved
<p>Action Item Summary Follow-up</p> <p>The board is still not completely full- still a few seats remaining</p> <p>Discuss Website updates/corrections</p> <p>Determine the course of action for the Pavilion project</p> <p>Determine the course of action for Basketball Backboards</p> <p>Communication process for neighborhood identified</p>	<p>VP position; Governor 9; Social Committee Chair (still outstanding)</p> <p>Action Item: Website reviewed, and edits discussed. The extra \$4 per kayak is taking away from what is being collected as revenue for the Kayak Project. Wix charges \$3.75, which nets \$21.75 for the rentals.</p> <p>Action Item: Website desperately needs to be reformatted onto WordPress. Currently researching options for IT based companies to redo the site.</p> <p>Action Item: We are still receiving payments through Stripes which costs us money to have. Right now, the only income being made is through membership, pavilion rentals, and kayak rentals.</p> <p>Action Item: Basketball replacement backboard will be \$1K a piece. Voting was suspended due to lack of enough members to have a proper vote.</p> <p>Action Item: Updates provided on RFI for Pavilion Pricing & Legal Review.</p> <p>Legal counsel has provided a comprehensive memorandum on whether the deed is marketable. The land can be sold but the declaration language would significantly reduce our buyer pool due to the restrictions on the use of the land.</p> <p>Next Steps Identified: (1) a community vote to</p>

	<p>approve the sale and spend the funds on a new beach pavilion. Voting was suspended due to lack of enough members to have a proper vote.</p> <p>(2) contact a realtor(s) to provide CMA's & proposed marketing strategies (3) market sale of the property to current CAP residents for first right of refusal-provided they are willing to pay market value. ALL ACTIONS PAUSED UNTIL FURTHER REVIEW AND PROPER VOTE TAKES PLACE</p> <p>Three budget pricing estimates were received and the cost of permitting, engineering, Demo, and construction of the new pavilion, including proper drainage, grading, and raising of the concrete pad will be \$100K +/- with a 30% swing.</p> <p>Options Identified for further action: 1- Go to BG to have language amended 2-find a buyer within the neighborhood. Market value is compromised with the current language. 3-Pursue alternate methods of raising money.</p>
<p>Committee Reports: Volunteers for Chairs; updates from current Chairs</p> <ol style="list-style-type: none"> 1. Membership 2. Communications 3. External Affairs 4. Property Maintenance 5. Social 	<p>20 minutes</p> <ol style="list-style-type: none"> 1. Continue to push out requests for Dues. 2. Working on corrections to the website. Need to put out the newsletter for Q2-2023. Future newsletters are to be completed by Communications. <p>Action Item: All BOD members- Please fill out the contact form on Google Drive.</p> <p>Next meeting dates selected. May 18th-BOD; June 22nd-BOD & General Mtg-June 22nd</p> <p>Other important Dates: Dumpster- 9/6- 9/8.</p> <ol style="list-style-type: none"> 3. CAP has signed up to have the beach water quality tested. The results will be posted on the bulletin board and a link to the website where we can check. <p>The dumpster is scheduled from noon to</p>

	<p>noon on 9/6-9/8 and someone from the county will attend our general meeting on 4/27 to discuss rules for the use of the dumpster.</p> <p>4. Discussions continued-what to do about Pavilion Project, Kayaks, and Basketball hoops.</p> <p>Action Item: Community votes include: (1) Sell a Parcel of land to acquire the money to redo the Pavilion (2) Spend \$2K to replace the basketball hoops. Voting was suspended due to lack of enough members to have a proper vote.</p> <p>Action Item: Kayak Rental Policies. Need to be written and communicated to residents.</p> <p>A plan has been put into place to handle unclaimed kayaks. Additional laminated signage will be clearly posted to ensure that residents do not just simply rack their kayaks without paying the fees and obtaining the proper identification items.</p> <p>5. No updates available</p>
<p>Old Business:</p> <ol style="list-style-type: none"> 1. Website/Membership Dues 	<ol style="list-style-type: none"> 1. Where does Membership stand? Big pushes coming up, currently sitting at just a few residents. Usually, don't see the spike until right before the deadline. Due date: May 1st (there's discussion on this date?)
<p>New Business:</p> <ol style="list-style-type: none"> 1. BOG volunteers for the positions of Communications and acting VP 2. Prepare for General Meeting on April 27th 3. Firm up neighborhood communication details: Newsletters, Facebook Group posting/content, 4. Ideas for generating additional funds for the Pavilion project. 	<ol style="list-style-type: none"> 1. Action Item: If the land parcel is unable to be sold, we need ideas to generate additional funds for the Pavilion project. 2. Action Item: Rebuild the Website on WordPress so it is easier to update in real-time. Need to find an interested party to charge with this requirement. Rachael has a resource and is waiting

	for a quote and timeframe to rebuild.
Generate Agenda for	54 minutes
Other time-sensitive discussions	Unallocated
Action Item Summary	Unallocated

Total Scheduled Time: 60 minutes