

## BOG Meeting Minutes (Thurs., June 22nd, 2023, 7:00 PM)

BOG members Present: Patrick Hall, Will Carr, Paul O'Hearn, Stephanie Mazur, 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><b>VOTES REQUIRED THIS EVENING</b></p> <p>1-Determine the course of action for the Pavilion project.</p> <p>2-Vote on Accepting Proposal from legal for the Amendment of the 1959 Declaration.</p> <p>3-Determine the course of action for Basketball Backboards &amp; Vote on Budgeting for project.</p> <p>4-Vote on Accepting Proposal for the Website rebuild.</p>	<p>VP position; Governor 9; Social Committee Chair (still outstanding)</p> <p><b>Action Item:</b> Communication in Newsletter and FB Page to pick up Kayaks by Sept.</p> <p>The plan is to begin an advertisement campaign in the neighborhood for picking up kayaks that do not have a rental space or moving forward with paying the fees to reserve. There are 3 elevated spots left and 3 ground spots that will be made available.</p> <p><b>Action Item:</b> Resources identify, course of action planned to rebuild website onto WordPress. Must approve the cost to move forward.</p> <p><b>Action Item:</b> Basketball replacement backboard pricing has increased to \$2k a piece.</p> <p><b>Action Item:</b> Updates provided on RFI for Pavilion Pricing &amp; Legal Review.</p> <p>Legal counsel has conducted a complete and thorough review of all documents available regarding property in question as well as by laws and affiliated docs to CAP law.</p> <p>BOD has spoken directly with President of Bell Grove, Bruce Jones, has agreed to amend the language in the declaration from 1959.</p> <p>Next Steps Identified:</p>

	<p>(1) a community vote to approve moving forward with listing the property for a future sale and spend the funds on a new beach pavilion.</p> <p>(2) a Market Value has been identified but BOD will interview Realtors to acquire accurate CMA and hire an appraiser.</p> <p>(3) Attorneys have identified that no other requirements are needed to prep for sale. Onus is upon the prospective buyer to do due diligence.</p>
<p>Committee Reports: Volunteers for Chairs; updates from current Chairs</p> <ol style="list-style-type: none"> <li>1. Membership</li> <li>2. Communications</li> <li>3. External Affairs</li> <li>4. Property Maintenance</li> <li>5. Social</li> </ol>	<ol style="list-style-type: none"> <li>1. Continue to push out requests for Dues.</li> <li>2. Working on corrections to the website. Need to put out the newsletter for Q2-2023. Future newsletters are to be completed by Communications.</li> </ol> <p><b>Next meeting dates selected. September 21st-BOD 6pm &amp; General Mtg-September 21st, 7pm</b></p> <p>Other important Dates: Dumpster- 9/6- 9/8.</p> <p>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> <p>The dumpster is scheduled from noon to noon on 9/6-9/8. Tim Day from county present to discuss rules for the use of the dumpster. Pamphlets provided for reference.</p> <ol style="list-style-type: none"> <li>4. No updates</li> <li>5. Chair seat still open. No available information.</li> </ol>
<p>Old Business:</p> <ol style="list-style-type: none"> <li>1. Website/Membership Dues</li> </ol>	<ol style="list-style-type: none"> <li>1. Where does Membership stand? Currently 77 members, down from 81</li> </ol>
<p>New Business:</p> <ol style="list-style-type: none"> <li>1. Prepare for General Meeting on June</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Action Item:</b> If the land parcel is unable to be sold, we need ideas to</li> </ol>

<p>22th</p> <ol style="list-style-type: none"> <li>2. Firm up neighborhood communication details: Newsletters, Facebook Group posting/content, Website</li> <li>3. Ideas for generating additional funds for the Pavilion project.</li> </ol>	<p>generate additional funds for the Pavilion project.</p> <ol style="list-style-type: none"> <li>2. <b>Action Item:</b> 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.</li> <li>3. N/a</li> </ol>
<p>Generate Agenda for</p>	<p>54 minutes</p>
<p>Other time-sensitive discussions</p>	<p>Unallocated</p>
<p>Action Item Summary</p>	<p>Unallocated</p>

Total Scheduled Time: 60 minutes