

**Admirals Cove Beach Club**  
**ACBC BOARD MEETING**  
**MINUTES FOR MAY 19, 2022**

**6:30PM**

**CALL TO ORDER (Via Zoom link below) – 6:33 P.M.**

**Officers/Board Members Present:** Jack Burchard, Martin Lull, Dennis Egan, Ben Robinett, Mark Valencia

**PRESIDENTS REPORT –** Dustin Frederick: No report.

**VICE-PRESIDENT –** Jack Burchard: Submitted a written report attached to these minutes that will be in the newsletter.

**TREASURER –** Dennis Egan:

- Presented financial report that had been sent via email and sought approval. Motion by Jack Burchard, seconded by Martin Lull. Approved.
- Discussed audit for 2021. Dennis requested we use Michael Enos, the same CPA we used for 2020. Motion by Jack Burchard, seconded by Martin Lull. Approved.
- Discussed reserve account funds. Dennis recommended several investment actions which prompted extensive discussion. Motion: The Treasure shall move \$100,000 from the reserve Restricted Fund to an annuity through Heritage Investments. Motion by Jack Burchard, seconded by Ben Robinett. Approved.
- The recommendation that \$100,000 be moved from Reserve Savings Fund #5112 to a two-year T-Bill was deferred till June to consider whether to open a direct T-Bill account or to have Heritage Investments manage.
- Dennis introduced Anne who may be available to serve as Treasurer next year.

**SECRETARY –** Martin Lull reported on an outflow pipe issue.

**COMMITTEE REPORTS**

**GROUNDS AND BUILDING –** Martin Lull provided an update on grass cutting, railing repair, and a shed break-in.

**LAKE COMMITTEE –** Bob Wilbur submitted a written proposal for an assessment to deal with lake algae. Deferred to the June Board meeting because the Board had not had an opportunity to review his proposal.

**POOL COMMITTEE –** Dennis Egan gave extensive report and update on pool issues and repairs. The pool opening will be explained in the newsletter.

**BUDGET AND FINANCE –** No report.

**LONG RANGE PLANNING –** Dustin Frederick had no report.

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**COMMUNICATIONS** - Need to update the website with new committee members.

**BYLAWS** – Jack Burchard reported that his committee has only three members and would welcome more.

**NOMINATING** – No report.

**GOVERNMENT RELATIONS** – No report. Dennis Egan questioned the make-up of the committee, its purpose and authority. This issue is deferred to the June Board meeting for clarification.

**TELLERS** – No report.

**SOCIAL** – Dennis Egan reported on the Memorial Day barbeque and Tuesday Coffee. He encouraged Board Members to attend.

**WELCOMING** – No report. (Jim Kunz was absent.)

**SHORE ARMORING** – Ed Delehanty provided an update.

**UNFINISHED BUSINESS**

- Finalize Litigation committee. Discussed makeup and purpose of the Committee. Discussion considered why only Board Members should serve on the Committee. Consensus was that only Board Members could vote to accept proposed litigation strategy and settlements.
- Jack Burchard presented written motion prepared by counsel to establish the Litigation Committee. Seconded by Ben Robinette. Approved (Martin Lull voted No.)
- Jack reported that the proposed Delinquent Account Advisory Committee needs further discussion and study and should be deferred.
- Reserve study items – plan implementation schedule --- UPDATE: Deferred to June Board Meeting.
  - #121 Asphalt – Coating
  - #125 Culverts/Ditch – Repair/Maintain
  - #183 South Side Outflow
  - #200 Entry Sign/Monument – Replace
  - #231 Play Equipment Area – Bark
  - # 303 Pool Fence (Newer) – Repair/Replace
  - #315 Pool Cover Replace
  - #502 Pool Bldg. Exterior - Caulk/Paint
  - #602 Clubhouse Exterior – Caulk/Paint
  - #605 Clubhouse Windows – Replace
  - #618 Clubhouse - Periodic Refurbishing

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**NEW BUSINESS**

- Lake/Dock issue: Mike Tenore gave an overview of the issue and actions taken so far, e.g., a letter sent to the property owner by members of the Lake Committee and a letter sent to Island County. Several members in attendance expressed concern about the direct contact with the property owner. They thought that should have been initiated by the board.
- Lake Assessment: Mike Tenore explained the issue and the treatment proposal referenced in Bob Wilbur’s detailed assessment proposal. Several members in attendance stressed that the reasons for the assessment need to be fully and completely explained to the community. Discussed whether the lake treatment should be an item in the Reserve Account. Action deferred to the June Board meeting with the option to discuss over email and take board action on the assessment recommendation before the June meeting.
- Board of Directors Liability Insurance Non-Renewal Notice: Dennis Egan is working with our insurance agent to acquire another company.

**MEMBERS’ FORUM:**

- Newsletter frequency. Bob Payton proposed that we reduce the frequency from three time per year to twice per year and send it out electronically.
- This change would require an amendment to the Bylaws. After extensive discussion, the board referred this issue to the Bylaws Committee for review and recommendation.
- Expanding Wifi capability at shelter and pool: There was strong support from the Board and members in attendance to expand Wifi capability. Dennis explained power line options and asked for specific direction from the Board regarding desired capability. The Board proposed that we acquire “best available capability” to support all Wifi activities including TV reception and multiple users, etc.
- New property owners’ inquiries regarding building restrictions: Issue discussed and consensus of the Board was to refer them to the CCRs.

**ADJOURNMENT: 9:40 P.M.**