

**Admirals Cove Beach Club**  
**ACBC BOARD MEETING**  
**Minutes FOR OCTOBER 20, 2022**

**6:30PM** - Called to order 6:31pm

**CALL TO ORDER – IN PERSON MEETING AT THE SHELTER - NO ZOOM LINK AVAILABLE**

**Board & Committee Members present:**

Martin (Marty) Lull  
Dennis Egan  
Jack Burchard  
Sharon Savereux  
Mark Valencia  
Jim Klutz

**Attendees at large:** see attached sign in sheet  
Bob Payton attended virtually (trial run)

**APPROVAL OF PREVIOUS BOARD MEETING MINUTES**

- Final approval for September 2022
  - Motion by Jim, 2<sup>nd</sup> by Mark, motion carried, moved to approve

**PRESIDENT'S REPORT** - no report

**OFFICER REPORTS**

**VICE-PRESIDENT-** no report

**TREASURER**

Dennis reviewed financial balance sheets attached. Payment disbursement sheets were circulated via email. Motion by Marty 2<sup>nd</sup> by Jim, motion carried, moved to approve

- The following Items were discussed:
  - 1 CD is now converted to a T-bill
  - Shore Armory

**SECRETARY**

- The following Items were discussed:
  - Marty will be away November – February
  - Jim volunteered to fill in for Marty, while he is away. Duties to included gathering mail, logging payment, delivering payments to Branch Services
  - Sharon volunteered to help Jim with the mail during the mail in election/ballot process

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**COMMITTEE REPORTS**

**GROUND AND BUILDING**

Quote re: tree trim maintenance along the road - \$4,352.00. This work has already been budgeted for. Board approval to accept this quote- Motion by Jim, 2<sup>nd</sup> by Marty, motion carried, moved to approve.

- The following Items were discussed:
  - Ordered doggie poop bags
  - Marty will check on timing of tree trimming
  - New playground bark quote coming
  - Generator install has been completed – Dennis & Marty are working on creating a standard operating procedure document for training folks on how to fire up the generator during a power outage
  - Shelter widows tabled for now
  - Marty is working with a community member on the Pickleball court

**LAKE COMMITTEE**

- The following Items were discussed:
  - Bob stated the committee is waiting for the board to come up with a solution for funding the treatment project. Will there be an assessment for the treatment of the lake and or how to fund it through the budget - tabling this discussion until next month when Dustin is back.

**POOL COMMITTEE**

Board approval needed to purchase pool chemicals/maintenance – quote \$6009.57. Motion by mark, 2<sup>nd</sup> by Jack, motion carried, moved to approve.

- The following Items were discussed:
  - Increase life guards to 16.50hr next summer
  - Under water pool lights are failing – Dennis and Steve will try and diagnose the issue

**BUDGET AND FINANCE**

Board approval needed to changes to the reserve study. Motion by Jim, 2<sup>nd</sup> by Marty, motion carried, moved to approve.

- The following Items were discussed:
  - Committee met to work on the reserve study – Dennis reviewed spreadsheet

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- \$62,000.00 anticipated for 2023– this would roughly equal \$1,200.00 per lot. \$62,000 is the suggested 2023 funding of the reserve account from dues. There was also discussion on how to fund the \$650,000 needed to fund the reserve account. (higher dues, assessment etc. and the possibility of the need for a club manager.
- Options might be to have a onetime assessment for the need or divide it up in three-year installments to lower the onetime annual fee
- Increase annual dues to consider hiring a property manager

**LONG RANGE PLANNING**

- The following Items were discussed:
  - Hybrid Board meetings using zoom – Sharon, Dennis & Bob researching equipment cost for the club.
  - Consider adding cameras for outside the shelter – one option - blink/amazon monitoring \$100.00 per year, 5 cameras for \$189.00.
  - Covert & Playground

**COMMUNICATIONS**

Newsletter to be published

**BYLAWS**

Jack handed out the committee’s proposal changes to the bylaws for the board to review and vote at the November board mtg.

**NOMINATING - no report**

Jim and Mark are new to the committee

**GOVERNMENT RELATIONS - no report**

**TELLERS**

- The following Item was discussed:
  - Forms are complete

**SOCIAL – no report**

Linda McClure, a good standing member would like to use the Shelter for an on-going bible study for the community. Motion by Marty, 2<sup>nd</sup> by Mark 2<sup>nd</sup>, motion carried, moved to approve.

- The following Items were discussed:
  - Look into Lock box for Shelter key

## **Admirals Cove Beach Club**

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- Good standing members that are renting/reserving the shelter for community events e.g., bible study, boy scouts, etc....consider charging a 30.00 refundable fee
- Announce Bible study in Newsletter once a day and time has been set

#### **WELCOMING**

Jim reported 12 packets went out to new community members

#### **SHORE ARMORING**

Ed contacted 4 contractors to come bid the project

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

The Land Trust will be potentially taking out ecology blocks that are Infront of their property, Marty will research the facts on this.

#### **MEMBERS' FORUM\*\***

#### **ADJOURNMENT - 839pm**

\*\*This time is set aside for members to speak to the Board regarding subjects of concern or interest. Members wishing to speak shall sign up before the beginning of the meeting, listing name and address clearly. All asking recognition be allowed to speak. Please limit your comments to 3 minutes. Questions may not be answered immediately if all information is not available, but responded to as soon as possible. Input requiring a lengthy comment is best submitted in writing. Anyone certainly has a right to disagree with the Board policies and decisions and to ask questions of the Board regarding same. Personal attacks and use of abusive language against the Board or community members are not appropriate and will not be tolerated. Any speaker engaging in such conduct will no longer be recognized during the Members Forum time and if the conduct persists, will be asked to leave the meeting.