

Admiral's Cove Beach Club Board of Directors Minutes

July 19, 2020

Meeting called to order at 6:38 pm

Board members present - via Zoom conference:

Judy Briton, Ed Delahanty, Dennis Egan, Dustin Frederick, James Kunz, Marty Lull.

Minutes from June 16 meeting approved – via email.

PRESIDENTS REPORT

Covered in following committee and business discussions.

OFFICER REPORTS

VICE PRESIDENT: Pool, ditch, trimming along Lower Byrd & basketball court look great, thanks to all involved.

TREASURER: The Board will begin approval of disbursements next month, all must review in advance for an informed approval. Pool Assessment "negative balance" in past reports is now closed by recoveries of past due-dues and assessments. \$219,000 in unrestricted funds in current accounts.

SECRETARY: Normal Mail incoming

COMMITTEE REPORTS

GROUND AND BUILDING: Ditch and tide gate area cleared, new basketball post, backboard & hoops set up. The court will be pressure washed and lined out soon. Tree & branch trimming along lower Byrd and area behind fence completed. Some members living on Farragut would like to have willows on the Bluff trimmed – at their cost. Some concern was expressed that the ACBC Maintenance permit will not cover. Marty and arborist will meet with County staff to see if existing permit will cover. If trimming can be done, but requires a modification to the existing ACBC permit or a new permit the concerned Farragut members will pay the additional permit cost and the cost of the trimming.

An old pipe – partially collapsed & obstructed - discovered while excavating for the right hand basketball post was probably in place to drain the frequently flooded swamp adjacent to ACBC property. Dominic of Anania Trucking & Excavating suggested digging a new drainage ditch from an area on ACBC property adjacent to the wetland to existing drainage ditch to replace the failed pipe and minimize flooding of Shelter area and parking lot during heavy rains.

The existing French drain along Lower Byrd no longer functions, allowing water to collect in the soil above it. Estimates will be obtained for new ditch adjacent to the swamp as described above, redoing existing French drain or replacing it with a ditch.

Two trees down on bluff as mentioned in prior minutes remain there. The ditch has been temporarily cleared around them. One culvert remains fully obstructed and needs to be cleared. Dennis, Marty, Bob Payton & Ed will review these situations and report their recommendations to the Board to review to determine final action.

LAKE COMMITTEE: Bob Wilbur and Bill Blake have agreed to co-chair the Lake Committee.

Lake Survey completed by 50 members, compiled by Heide Island. Survey summary with link to a website for complete details will be posted on the website.

Heide can modify existing survey, adding new questions at the request of other committees.

POOL COMMITTEE: Pool had been going well at 50 occupant limit During WA COVID-19 Phase III. New guidelines for occupancy during Modified Phase III starting July 20, 2020 have been developed, posted and reviewed by County officials and found suitable. Two issues found during County review, both minor - Life Guard certificates need to be on site rather than at BBS (done) & chlorine level needs to be kept within guidelines (Chlorine level in pool water was a little high - done)

Lifeguards will no longer be available after August 6. Pool will therefore close on August 7.

BUDGET AND FINANCE: No Report

LONG RANGE PLANNING: No Report

COMMUNICATIONS: Next News Letter will come out early September.

BYLAWS: Attorney at Sound Legal will develop proposals to Bylaws changes 1) to include legal fees in dues collection actions; 2) add a clause to restrict Reserve Account funds distribution to items listed in the Reserve Account.

NOMINATING: Continue search for new Treasurer.

GOVERNMENT RELATIONS: No Report

TELLERS: No report

SOCIAL: Tuesday Coffee continues via Zoom, no garage sale or Labor Day picnic this year.

WELCOMING: 3 new members in last month or so.

UNFINISHED BUSINESS

- Reserve Study – Shall some funds above budgeted expenses be moved into the Reserve Account?
Current available funds to transfer:
\$36,953 in restricted account dedicated for Reserve Account.
\$219,000 in additional unrestricted funds.

Motion - by Ed - Move \$110,000 from heritage checking into a 4 year CD and so dedicate this and existing CDs to formally establish and fund the Reserve Account.

Second Dustin – Approved by all. *(addendum: at a later date the Board approved via email placement of \$110,000 in a 5 year annuity rather than CD for an interest rate of 2.5% rather than 0.05% of a CD)

- Box Document Storage – sent link to Ed. (again)
- Collection of Past Due Dues and Assessments – attorney working on 8 accounts that in total come to around \$40,000 owed.
- Small Claims Court – working well in general, most on payment plans keeping up to date on payment. 10 not solved in arbitration, 1 went to trial and paid in full. 2 cases in default, will need to go to court to have lien placed on property.
- Roof shingles – needs to be sourced

New Business

- “Soft Armoring of beach Committee” to be created as an ad hoc committee. Ed will draft committee scope proposal for Board review.

Motion – by Dustin - Move to form committee to investigate soft armoring options as described by The committee chair Jim second. Approved by all.

- All remaining shelter reservation funds will be refunded due to Covid-19 restrictions in gathering size.
- Continue August Board meeting via Zoom
- Communications Committee requested to search for a web master to help improve the existing website. After a discussion regarding changing the Communications Committee from an Ad Hoc committee to a Standing committee it was agreed that Dustin will develop draft description of the Committee responsibilities to submit for Board approval for submission to the membership for a Bylaws change.
- Since no life guards will be available after August 6, it will be the final day for Pool to be open this swim season.
- Marty will contact Kraig Construction for estimate to resurface lower Byrd.

Bob Payton requested the Board to consider which pending projects are the most important and set priorities accordingly.

Meeting Adjourned at 8:49 pm.