REEF OCEAN RESORT

MINUTES OF BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 18, 2019

OPENING BUSINESS:

-CALL TO ORDER: 10:17 AM

-ROLL CALL IN ATTENDANCE: ED JOYCE, GEORGE GARDNER, JACK BERRIGAN, MELODY GABRIEL, ERVIN ROBERTS, LANEY SOUTHERLY, DEBBIE HUGHES PRESENT, GREGG ROPER ABSENT.

-MAY BOD MEETING MINUTES – MOTION TO APPROVE BY ED, 2ND BY JACK - APPROVED UNANIMOUSLY.

-COFFEE SCHEDULE – GOOD AS IS.

-CONTACT LIST – UP TO DATE

FINANCIAL REPORTS:

-TREASURER: JACK REPORTS REEF FINANCES ARE IN GOOD SHAPE BUT RENTALS ARE GOING DOWN.

-PRESIDENT: ERV NOTED THAT 50 UNITS ARE IN COLLECTIONS NOW. ONE CD ACCOUNT ROLLED OVER. $131,000 SHORT ON REVENUES FROM MAINTENANCE FEES.

COMMITTEE REPORTS:

-BOBBY'S: CHRISTMAS LIGHTS EXPENSE STILL NOT PAID. GREASE STACK NEEDS REPAIR. NO NEWS ABOUT SELLING THE BUSINESS. RICHARD WILLIAMS OF R & R SHEET METAL WORKS MEET US AT BOBBY'S TO DISCUSS OPTIONS FOR THE GREASE VENT. JACK MADE A MOTION TO SEND BOBBY A LETTER GIVING HIM 30 DAYS TO CONTRACT WITH R & R SHEET METAL FOR $11,232.00 TO REPLACE THE GREASE STACK. ELECTRICAL WORK IS NOT IN THIS PRICE. A 2ND WAS MADE BY ED AND UNANIMOUSLY APPROVED. ERV TO SEND THE LETTER. A SIMILAR GREASE STACK IS AT WEST END GRILL IN PORT ST LUCIE FOR THE BOARD TO LOOK AT. MR WILLIAMS ALSO HAD VIDEO OF IT ON CELL PHONE.

-VISION PLAN: CITY OF VERO BEACH HAS APPROVED ANOTHER BEACHSIDE PARKING STUDY.

-INSURANCE: PROPERTY INSURANCE DISCUSSION WITH LISA ASHMORE, BROWN & BROWN AGENT ABOUT WHY THE FEDS WON'T ADJUST THE DATE FOR OUR FLOOD COVERAGE TO BE JANUARY-DECEMBER. IT CAN BE ADJUSTED NEXT YEAR. ALSO DISCUSSED A $6 BILL THAT WAS DUE TO THE CARRIER RAISING THE PREMIUM BETWEEN QUOTE AND PAYMENT. IT WAS ALSO DISCUSSED THAT SOME POLICIES RECENTLY WRITTEN HAVE SEEN LARGE INCREASES IN FEES, LIKE UP TO 40% OVER LAST YEAR.

-RENTAL RATES: NEW RATES IN EFFECT. GEORGE WENT OVER HIS EXTENSIVE LIST OF RATES AT COMPETING HOTELS AND RESORTS. WE WILL STAY AS IS FOR NOW.

MANAGERS REPORT:

-NIGHTS YEAR TO DATE = 91 + 24 = 115 $'= 16,826 + 3,674 = $20,500

-DEBBIE DISCUSSED POSSIBLE OPTIONS TO HAVE INTELLIGENT THERMOSTATS TO SAVE A/C COSTS. MORE LATER.

CORRESPONDENCE: NONE

COMMENT FORMS: 40 FORMS REVIEWED BY MELODY. 14 OF 18 VOTES FAVOR A DESIGNATED SMOKING AREA. STAFF IS GREAT IS A COMMON ITEM. SOME REQUEST FOR RECYCLING BINS IN UNITS. DEBBIE NOTED THE BLUE BINS BY PICKLE BALL COURTS.

NEXT MEETING: 10:15 AM ON TUESDAY, JULY 16 – ANNUAL MEETING ON NOVEMBER 14, 2019

ADJOURNED: MOTION BY ED, 2ND BY GEORGE – UNANIMOUSLY APPROVED AT 12:46 PM

APPROVED: _____
ERV ROBERTS, PRESIDENT

APPROVED: _____
LANEY SOUTHERLY, SECRETARY