

# SABINE YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION

Board of Directors Meeting

February 18, 2016

## Minutes

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### **CALLED TO ORDER:**

The meeting was called to order at 6:00 p.m.

### **DIRECTORS ATTENDING:**

Joanna Gurchiek  
Mike McGraw  
Lavonne Agerton  
Bill Kapanka

### **ALSO ATTENDING:**

Kevin Etheridge – Association Manager

### **HOMEOWNER'S ATTENDING:**

Linda Coley  
Susan Johnson  
Dotsy Skarda

### **APPROVAL OF MINUTES:**

The Board of Directors reviewed the January 21, 2016 Board of Directors Meeting Minutes. Joanna Gurchiek moved to approve. Bill Kapanka seconded. Motion passed, unanimously.

### **TREASURER'S REPORT:**

Joanna Gurchiek reviewed the association's Income Statement and Balance Sheet for the period ending January 31, 2016. The Balance Sheet reflected the following:

Cash Operating:	\$34,808.65
Capital Reserves:	\$23,0387.69
Non-Capital Reserves:	\$66,211.31
Assessment Account:	\$241.33
Boat Dock Account:	\$1,4687.39
Debit Card Account:	\$460.40

Also reviewed were the association's Aged-Receivables Report which indicated a total Age-Receivables amount of \$10,331.80.

Etheridge Property Management will open a new "Boat Dock Reserve" Account at Gulf Coast Community Bank.

Bill Kapanka moved to approve the association's Financial Reports. Mike McGraw seconded. Motion passed, unanimously.

### **OUTSIDE PEST CONTROL:**

Joanna Gurchiek indicated a recent expense for chemically treating the outside, common, areas for fleas. The association discussed whether or not this should be the responsibility of the association. In summary, Kevin Etheridge and Randy Duffner will continue to monitor the situation and communicate with the Board of Directors if further treatments are needed.

### **FRONT AREA LANDSCAPING:**

The Landscaping Committee is postponing any front area landscaping until the weather improves.

**BOOSTER PUMP:**

Mike McGraw reported that the Booster Pump has been ordered and the cost of the Booster Pump will be paid from the Reserves Account.

**BUILDING WIFI:**

Some adjustments were made to the buildings Wi-Fi system since the last meeting. The general consensus was that the Wi-Fi quality was improved and was more reliable. However, further improvements are needed. A consultant has been out on the property to evaluate the current system and the association is awaiting their recommendations and quotes.

**POOL FURNATURE:**

Sample lounge chairs were displayed at the meeting. The Board of Directors and Homeowner's in attendance examined the chairs and agreed that these would be a good replacement for our current pool furniture.

Mike McGraw will decide on the number of lounge chairs and the number of upright chairs to be purchased. The cost of the lounge chairs are \$250.00 each and the cost of the upright chairs are \$100.00 each. Joanna Gurchiek moved that the association make the pool furniture purchase, not to exceed \$6,270.00, which was the amount Budgeted for pool furniture replacement in 2016. Bill Kapanka seconded. Motion passed, unanimously.

**NEW BUSINESS:**

Hallway Flooring –

Various samples of vinyl plank flooring were displayed for the homeowners to review. After discussion, Joanna Gurchiek was appointed as Committee Chairman to decide on the type of plank flooring to be purchased. Bill Kapanka, Susan Johnson, Linda Coley and Dotsey Skarda volunteered to work with Joanna on the Committee.

Smith Family Carpet and Jones Carpet will be asked to rebid their products with a 20 mil thickness.

The erosion at the dock area was discussed, as well as the turtle friendly lighting. Mike McGraw reiterated that May 2018 was the deadline for the turtle lighting.

**ADJOURNMENT:**

There will be no further business. The meeting adjourned at 7:25 p.m.