

SABINE YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION

Board of Directors Meeting
April 21, 2016
Minutes

CALLED TO ORDER:

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

DIRECTORS ATTENDING:

LaVonne Agerton
Joanna Gurchiek
Scott Eddy
Mike McGraw
Bill Kapanka

HOMEOWNER'S ATTENDING:

James Foss
Susan Johnson
Joe Adams
Dotsy Skarda

ALSO ATTENDING:

Kevin Etheridge – Association Manager

APPROVAL OF MINUTES:

Joanna Gurchiek moved to approve the March 17, 2016 Board of Directors Meeting Minutes. Scott Eddy seconded. Motion passed, unanimously.

TREASURER'S REPORT:

Joanna Gurchiek reviewed the associations Balance Sheet, which reflected the following:

Cash Operating:	\$44,756.08.
Capital Reserves:	\$239,047.01
Non-Capital Reserves:	\$70,122.34
Assessment Account:	\$241.43
Boat Dock Account:	\$14,627.03
Debit Card Account:	\$448.03

The Income Statement reflected total Revenues for the month of \$41,526.58 and total Expenses of \$39,282.13 for a Net Operating Income of \$2,244.46.

Also reviewed were the associations Reserve Account Income Statement and Boat Dock Income Statement.

UNFINISHES BUSINESS:

Entrance Landscaping –

Expected to start in late April 2016.

Building Wi-Fi –

Scott Eddy reported that Tom Baroco has evaluated the association's Wi-Fi system and provided a quote for \$3,356.00. This would include updating the association's five (5) year old equipment and synchronizing components, which now present a problem because there are now several different brands. Band width is also an issue and Baroco felt that an upgrade would be beneficial. In order to upgrade the band width, Mediacom will charge the association an additional \$100.00 per month. After discussion, Joanna Gurchiek moved to proceed with the Baroco bid of \$3,356.00 and increase the association's band width with Mediacom for \$100.00 per month. Bill Kapanka seconded. Motion passed, unanimously. It was noted that this project would be funded out of contingency.

Hallway Flooring –

The hallway flooring committee displayed floor samples of 6-10 styles of product from ActOne Flooring. Scott Eddy moved to proceed with the ActOne proposal of \$61,777.67. Lavonne Agerton seconded. Motion passed, unanimously.

Upcoming Annual Meeting –

Mike McGraw reported that the association's Annual Meeting is scheduled for May 21, 2016 at 9:00 a.m. at the association's Community Room.

Concrete Work –

Mike McGraw reviewed the association's intentions for upgrading the Bar-B-Que area and indicated that concrete work was also needed to modify the area for the garbage containers (ECUA has requested the modifications.) Mike suggested these two (2) projects be completed at the same time. Susan Johnson suggested that the association is also discussed widening the sidewalk on the south side of the building and suggested that this concrete work be included. After discussion, Joanna Gurchiek moved that all three (3) concrete projects be completed at a price estimated at \$3,350.00. Bill Kapanka seconded. Motion passed, unanimously.

NEW BUSINESS:

Sauna Issue –

Susan Johnson discussed the problems experienced with the sauna. Kevin Etheridge will discuss the issue with Randy Duffner.

Electrical Conduit for Stairways –

Mike McGraw explained a situation with shorted out electrical conduit in which the association temporarily lost lights on the stairway. The conduit for the stairway lights was originally routed under the building. In an effort to save the association money, Randy Duffner rerouted the associations conduit through the building to make the connection. The Board was much appreciative of Randy's efforts.

Dock Survey –

Mike McGraw reported that the association was notified by the department of environmental protection that the association was required to resurvey the pier, as some modifications have been done to the pier since the last survey. The association is getting quotes and scheduling to have the dock surveyed.

ADJOURNMENT:

There will be no further business. The meeting adjourned at 7:00 p.m.