

SABINE YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION

Board of Directors Meeting
July 21, 2016
Minutes

CALLED TO ORDER:

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

DIRECTORS ATTENDING:

LaVonne Agerton
Scott Eddy
Joe Adams
Mike McGraw
Bill Kapanka
Joanna Gurchiek

ALSO ATTENDING:

Dave Crockett
Kevin Etheridge – Association Manager

APPROVAL OF MINUTES:

Joanna Gurchiek moved to approve the June 16, 2016 Board of Directors Meeting Minutes. Joe Adams seconded. Motion passed, unanimously.

TREASURER'S REPORT:

Joanna Gurchiek reviewed the association's Financial Reports. The Balance Sheet reflected the following:

Operating Account:	\$46,508.55
Capital Reserves:	\$200,133.41
Non-Capital Reserves:	\$75,990.23
Boat Dock Account:	\$14,966.87
Debit Card Account:	\$2,025.52

The Income Statement reflected total Revenues of \$41,631.82 and total Expenses of \$43,306.48 for a Net Operating Income of \$1,674.66.

Joanna also reported that corrections have been made to the Balance Sheet as the "Special Assessment Account" was closed due to inactivity. When the account was closed, the \$241.33 in the account was coded to Laundry Income in error. A new "Special Assessment Account" will be opened.

Joe Adams moved to approve the Treasurer's Report. Bill Kapanka seconded. Motion passed, unanimously.

TURTLE LIGHTING:

Mike McGraw updated the owners on recent correspondence with the Turtle Conservancy Group.

BEACH PROPERTY TAX:

Mike McGraw reported that attorney, Ed Fleming, will be sending the homeowners at Sabine a letter later in the year with instructions on how to address the 2016 Property Tax Bills will they arrive in mailboxes in November.

BLUE ANGELS WEEKEND REVIEW:

The Board of Directors reviewed some issues that arose during Blue Angels weekend. After discussion, it was agreed that future planning will include:

1. A contract with Bay Side Towing to be on the property during the event next year and they will be available to boot or remove unauthorized vehicles.
2. Temporary fences will be erected at each entrance.
3. New "Tow Away" signs will be upgraded.
4. The Sabine site superintendent will stay overnight at Sabine on the Friday night prior to the Saturday event.
5. Parking passes will be issued for (Friday Only) and (Saturday Only). Owners needing parking passed for both days will receive a pass for each day.
6. A security guard may be posted on site for general property monitoring and monitoring of the pool area.
7. Barriers for reserve parking spaces will be consider.

ELEVATOR ISSUES:

Heavy use during the holiday weekends, recently, has caused elevator service outages. The association will continue to monitor the elevator but it is well documented that the elevator system is outdated and, at some point, will need to be replaced. The association has \$162,000.00 in its long range Reserve Budget, and is currently scheduled for the year 2020.

ADJOURNMENT:

There will be no further business. The meeting adjourned at 7:20 p.m.