

SABINE YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION

Board of Directors Meeting

January 21, 2016

Minutes

CALLED TO ORDER:

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

DIRECTORS ATTENDING:

Bill Kapanka
Scott Eddy
Joanna Gurchiek
Mike McGraw

ALSO ATTENDING:

Kevin Etheridge – Association Manager

HOMEOWNER'S ATTENDING:

Carlotta Brown
Susan Johnson
Dotsy Skarda

APPROVAL OF MINUTES:

Joanna Gurchiek moved to approve the November 19, 2015 Board of Directors Meeting Minutes. Bill Kapanka seconded. Motion passed, unanimously.

TREASURER'S REPORT:

Joanna Gurchiek reviewed the association's Financial Report for the period ending December 31, 2015.

The Balance Sheet reflected the following:

Operating Account:	\$37,197.08
Capital Reserves Account:	\$225,790.22
Non-Capital Reserve Account:	\$64,255.90
Assessment Account:	\$241.33
Boat Dock Account:	\$15,773.08
Debit Card Account:	\$717.37

TOTAL: \$343,974.98

The Income Statement reflected total Revenues of \$502,177.42 and total Expenses of \$500,107.38 and a Net Operating Incoming of \$2,070.04.

The Reserve Income Statement and the Boat Dock Income Statement were also reviewed.

Also discussed was the increase water usage in 2015. Scott Eddy recommended that the Board of Directors contact ECUA to compare water usage for 2014 and 2015.

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

RESERVE ACCOUNT SPREAD SHEET:

Mike McGraw reviewed the revised Reserve Account Spread Sheet. Copies of the spread sheet were distributed to those in attendance.

NEW BUSINESS:

Pool Furniture –

Mike McGraw presented specifications for pool furniture which is scheduled to be purchased in 2016. After discussion, it was decided that two (2) pieces of pool furniture would be purchased to determine the quality of the furniture before a full order is completed.

Patio Improvements –

The 2016 Budget has budgeted \$16,332.00 for contingency. The Board of Directors has approved these contingency items for relocation of the outside shower, improved bar be que facilities for the patio deck, and eight (8) Adirondack chairs and a new grill table. The approximate cost for these items is \$4,500.00.

After discussion, Bill Kapanka moved to approve these expenses. Scott Eddie seconded. Motion passed, unanimously.

Sidewalk Widening –

Susan Johnson and Dotsy Skarda suggested that the Board of Directors consider widening the side walk along the North side of the building, as erosion continues to occur next to the sidewalk from rain / run off.

Front Area Improvements –

Joanna Gurchiek reiterated that she would like to see the flower beds in the front area all cleaned out prior to April at which time new landscaping improvements can be discussed. Joanna Gurchiek was appointed as Committee Chairman for the front area landscaping design.

Booster Pump –

Quotes have been received to replace the Booster Pump system for water in the building. Bids were received for \$16,800.00, \$19,000.00 and \$28,000.00. After discussion, Scott Eddie volunteered to get one (1) more additional quote before a decision is made.

Parking Lot Regulations –

The Board of Directors discussed a variety of parking lot regulations and the enforcement thereof.

Internet Issues –

Susan Johnson and Dotsy Skarda asked the Board of Directors to search for remedies concerning the unreliable internet service in the building. It was noted that some areas of the building seem to have better internet service than others. Kevin Etheridge suggested that the association ask Wi-Fi experts to come out and analyze the building and make recommendations and present a proposal.

ADJOURNMENT:

There will be no further business. The meeting adjourned at 7:10 p.m.