

# SABINE YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION

Board of Directors Meeting

September 15, 2016

## Minutes

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### **CALLED TO ORDER:**

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

### **DIRECTORS ATTENDING:**

Bill Kapanka  
Lavonne Agerton  
Joanna Gurchiek  
Mike McGraw

### **ALSO ATTENDING:**

Kevin Etheridge – Association Manager

### **APPROVAL OF MINUTES:**

Joanna Gurchiek moved to approve the July 21, 2016 and August 18, 2016 Board of Directors Meeting Minutes. Bill Kapanka seconded. Motion passed, unanimously.

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

Joanna Gurchiek reviewed the association's Financial Reports for the period ending August 31, 2016. The Balance Sheet reflected the following:

Operating Account:	\$51,380.28
Capital Reserves:	\$209,320.02
Non-Capital Reserves:	\$79,903.05
2016 Special Assessment:	\$27,146.59
Boat Dock Account:	\$18,211.41
Debit Card Account:	\$461.05

The Aged Receivables Report showed and outstanding account balances of \$2,432.66.

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

### **HALLWAY FLOORING:**

A target date for November 1, 2016 has been set for installation to begin on the hallway flooring. The install time is approximately a two (2) week period. The Board of Directors would like to ensure that there aren't any delays so that the flooring would be completed prior to the Thanksgiving holiday week. After further discussion, it was agreed that the contractor will be asked to see if he can begin the project in late October.

**BBQ AREA:**

Joanna Gurchiek presented drawings and illustrations for the designs for the BBQ area concrete. After discussion, it was decided that color staining the concrete would not be desired at this time. However, a “scoring” or texturing design of the concrete would be done.

**MAINTENANCE & CONTRACT RENEWALS:**

Mike McGraw reported that Onity Lock Systems have agreed to extend the Annual Warranty for the electric lock system at Sabine Yacht & Racquet Club for another one (1) year period at a cost of \$3,740.56.

**B & C FIRE SAFETY:**

Mike McGraw reported that B & C Fire Safety has increased the amount of their Annual Contract by \$700.00. The association is entertaining other bids for this service.

**INTERNET / TV CONTRACT:**

Over the next 30 days, the association will be reviewing other options for Internet and TV Services. The association will be looking at both the quality of the services provided, as well as the price for the services.

**TURTLE LIGHTING UPDATE:**

Mike McGraw reported that the Turtle Conservancy Group is sending a representative to approve the Sabine lighting plan and proposed light fixture and will assist the association in applying for BP Funding.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:36 p.m.