

Jensen Beach Club Workshop Meeting

4/11/2018

In Attendance

Vito Cucinelli
Roy Placet
Ellie Ledbetter
Suzi Browning
Eugene Ciferno
Alena Woodruff, Advantage Property Management

Vito Cucinelli

Before the majority leave for the summer, these are the projects that will be worked on:

- Fire Chief of Martin County met with Vito Cucinelli, Roy Placet, Ellie Ledbetter and Alena Woodruff last week on 4/3 regarding the fire suppression assemblies in each building. He's reviewing the info we have received from two companies in an effort to help us make the best choice to replace before painting the buildings.
- Storage door repairs are underway
- AC disconnect boxes have been ordered
- Special forces should be finished with the Lanais and off property by May 1
- All building roofs will be power washed
- All buildings will be painted; color remains the same
- Mailboxes installed by the end of this month
- AIA entrance trimmed
- Restock the lake with fish
- Electric service out by back gate (JBB)
- Villa shrubs, 104B lakeside

Nick's Summer Project List

- Nick will seal the pool deck
- Work on repairing the Bocce courts
- Pump covers over the motors (irrigation)
- Power wash paver path and seawalls
- Build a small picnic table to place in the grill area between 102 & 103
- If you have anything to add get with Vito later to discuss

The month of October begins the budget planning for 2019. Projects being discussed are:

- a) The tennis court, fencing and repairs as needed.
- b) Dryer vents
- c) Golf Cart
- d) Landscaping in the old fountain area
- e) JBC Insurance

Vito advised the JB Clubhouse Remodel Committee that we have the money to do the renovations that they have selected/requested. A sum of \$55K has been set aside for the project.

Franco construction is their choice; he has submitted a \$50,278.00 bid for the project

Lynn Cavanaugh is the committee liaison

Questions on the project from the board and owners in attendances at the meeting:

- What is the proposed start date? As soon as they can get started.
- Floor drain trap in the men's bathroom floor, dig out and correct the issue? Bid says to investigate, does not include cost for repairs.
- Vents in the bathroom, concern is you need air in to force are out, closing off the window will eliminate air flow how will the vent work? Franco believes there is enough air coming in under the door to make the vents do what they are supposed to do but will research.
- Material for the stalls, needs to be a material that will last with the environment here, pressed board is what we have now and it's not standing up well. Composite material?
- Air dryers in place of paper towels?
- Toilet paper holders have not been picked, to be determined.
- We are grandfathered in on the bathroom configuration, keep them the way they are? Alena asked that Franco research. Certain variables that are weighed by the county to determine.
- Kitchen cupboards with locks on them? Pointing out that everything stored in them disappears. Committee prefers that we not use locks, believe things disappear with or without them.
- Eugene offered to be PM for the project, he's on point and will be here this summer to work with Franco.
- Franco will add paint to the office and maybe change the light fixtures as well.
- Will hallway lighting will be updated? Yes, in the quote.
- Will start with the bathrooms and kitchen at the same time. Vince (Franco) will provide a timeline schedule to follow for the work being done.
- Pictures of bathroom stalls and kitchen were sent just before this meeting started for review by the board.
- All pictures and timelines when provided will be posted to the website and pinned to the bulletin board at the clubhouse.

Question was asked about the storage doors, can we replace all, answer is no, the owner is concerned that they won't look the same. Vito told them that they can replace their own door, we are only replacing those that are in the worst condition.

Vito voted to adjourn the meeting

Roy 2nd

Meeting adjourned

Scribe: Ellie Ledbetter