

Jensen Beach Club Workshop Notes  
April 16, 2020

Attending: Vito Cucinelli, Suzi Browning, Roy Placet, Eugene Ciferno (by phone), Ellie Ledbetter and Alena Woodruff, Advantage Property Manager

Vito: Max from Green Magic has had a team on property for the last two days power washing and re-sanding the brick pavers around the lake and had asked if we wanted them sealed. It was decided that we would wait and see how long the power washing lasts before we need to do again and we'll determine at that time if it's needed or not. So far it looks great.

Lennie's golf cart is down at the moment and has been for a couple days now. We placed a service call to have it looked at and evaluated to determine if it makes sense to repair it or if it's time for a new one. At the time of this meeting there is no update to share.

Suzi: Would like input from the board on how they would feel about brick work in the space between the clubhouse and the lake in place of the artificial grass we have talked about in the past. We would like to ask James to take a look and give us a quote so we can include it when we meet later in the year to establish the budget for next year.

Comcast is another issue to address. Should Jean our current consultant be notified that we are considering negotiating directly with Comcast? Alena has shared a copy of the original contract with each of us to review and Alena is going to schedule a conference call with Jean for the board to discuss value of her services going forward. It was also mentioned that we should have our attorney look at the agreement as well. Bottom line we feel like she is owed the money that is outlined in the contract, what we need to determine is when we break ties with her services and negotiate our own contract and save those consulting dollars since we are told she does not get any different pricing than we would.

Vito: Together with Alena and with support from Roy who provided a copy to all of us on the JBC Occupancy from the *Declaration of Condominium Document* they drafted the Jensen Beach Club TEMPORARY EMERGENCY GUIDELINES. We are all good on items 1, 2, 4, 5 & 6 but wanted more discussion around #3 which states No family, guest, new tenants, agents, or visitors are allowed on the property, with the exception of care givers and visitors for essential or medical purposes. We all agree with these actions during these difficult times but thought that it could be worded a little differently. Ellie will wordsmith it and send out to the board later today for review and to make any updates/changes. Once we all agree with the verbiage Roy will post on the website and the same document will be posted in each building in the plastic document holders.

Suzi: Waste Management, it was decided that the survey that Vito did and shared is what we believe will work the best and be the most cost effective. Summary of that document is: Bldg. 100 will go from a 6 yard to 8-yard dumpster. Bldg. 105 will get a 4-yard dumpster, 102 will get a 6-yard dumpster. Recycle add and allocate 5 more bins to 100, 108, 106 and 102. We can downsize off season. This will go into effect in December 2020.

Workshop meeting scheduled for 4/23/20 has been cancelled.

**Adjournment**

Motion was made to adjourn the meeting

Meeting was adjourned

Scribe: Ellie Ledbetter