

# Indian Cove Resort Associations, Inc.

Board of Directors' Meeting

July 7, 2016

Approved

**CALL TO ORDER:** Herb Glaser called the Board of Directors meeting to order at 7:04 pm in the Indian Cove Resort Clubhouse.

**PRESIDING OFFICERS' COMMENTS:** Herb Glaser asked that all beepers and phones be turned off so that the meeting will not be interrupted. Herb reminded everyone that the meeting would be recorded. This meeting is held to conduct the business of Indian Cove Resort Association, Inc. As a reminder, the meeting will follow the agenda. Scheduled agenda items would be discussed first in order of the agenda. Discussion of items not on the agenda would wait until the end of the board meeting. This would allow time to discuss scheduled agenda items. At the end of the meeting, we will open it up to the member's forum.

**ROLL CALL:** The Secretary called the roll. Board members in attendance were: Suzy Burlock, Gary Martin, Chris Shaw, and Herb Glaser. Sandy Knowles was absent. Herb announced that four of five of the board members were present and that we had a quorum.

**MINUTES:** Herb Glaser waived the reading of minutes as all board members had received them by email. Chris made motion to accept the minutes as provided. Suzy seconded the motion and the minutes were approved.

**TREASURER'S REPORT:** Gary Martin read the Treasurer's Report.

<b>Cash Balances as of June 30, 2016</b>	Monarch Bank Checking & Savings	<b>\$451,246.06</b>
	Bank CDs & Stocks	<b>\$250,934.71</b>
	Cash on Hand	<b>\$1,100.00</b>
<b>Grand Total:</b>		<b>\$703,280.77</b>

Breakdown of request for funds transfer:

Robin Helfant has requested a funds transfer of \$114,378.39 to the Operations account. The current outstanding balance on the line of credit is zero.

Planned Bills & Expenses	\$59,178.39	\$61,178.39
Operating Expenses	\$2,000.00	
Gross Wages	\$50,000.00	\$53,200.00
Gross Wages Taxes – Employer	\$3,200.00	
<b>Total Expenses</b>		<b>\$114,378.39</b>

Account Balances	Current	Transfer From	Transfer To
Money Market	\$441,279.95	\$114,378.39	
Line of Credit	\$0		
Operations	\$773.54		\$114,378.39
Payroll	\$170.73		
Store	\$15,606.90		
<b>Grand Total</b>	<b>\$457,831.12</b>	<b>\$114,378.39</b>	<b>\$114,378.39</b>

## OFFICER'S REPORTS:

**Chris:** He would like to do something about the speeding in the park. He would like to institute a speeding penalization program for next meeting and get some speed bumps costed out for areas that don't have them including the newly paved area down Hell Point Creek. He is concerned about people going more than 5 mph and the possibility of people getting hurt.

He would like to handle the vandalism issue with more security. In the middle of the night, someone opened his camper door and closed it. He would like to have the playgrounds closed after dark and curfew for kids. Robin said that there is a curfew for children under 18. Holiday weekends having a person on the gate and one roving on these weekends including at night.

He is concerned about the grass not getting cut and if Robin needs more people or equipment. Herb asked him to table this to the quarterly budget meeting. He asked Robin about the grass cutting and is there a policy when a camper pulls off, what is the policy to cut the grass? Robin said they are supposed to get a printout in the morning but said the rain is the biggest issue right now.

He wants the paving done from Pavilion 4 through the back circle and will bring it up in the quarterly review.

He is concerned about trailer storage without tags. Robin said putting the big yellow tag on the trailers helped. He also asked about the yellow caution tape on the curve. Robin said it was to prevent people from parking on the corner as it is a blind corner and people can't see children on bikes.

## OLD BUSINESS:

**Storage Update:** Trailer storage has two people not paid and will probably be moved. Two people in pond storage has paid over \$1,600 apiece and will be moving their units. The middle part is completed and she has 14 sites to give out and is calling the waiting lists. Her staff freed up about 6 to 10 new golf cart sites but it will not fit utility trailers and may move some people who only have golf carts to those sites to allow the large sites for utility trailers. There are nine in pond storage including the two that have paid. She is working on three that will be out within a couple of weeks.

**Membership Dues:** 1099 for a total memberships have paid. We budgeted for 1155 and getting close to the budget number is good.

**Collections:** The attorney is doing the lien process and has collected two partial payments. Robin is working with another collection group to see what the fees would be. Herb asked for the information as soon as she finds out.

**Bathroom 3 repairs:** Herb asked for schedule update. Robin stated that the repairs will not be done until September due to the rain and the 90 degree weather. Right after Labor Day the repairs will begin. Wayne said there are no leaks and it still ok until it is completed.

## NEW BUSINESS:

**Schedule Quarterly Budget Review:** Herb asked the board to set a date for the review. The board agreed to meet on Saturday, July 23<sup>rd</sup> at 9 AM.

**Pets and Leashes:** From the suggestion box, a comment was made about a cat that is roaming the grounds. Herb said that the rules states all pets must be on a leash including cats. He mentioned that while raccoons carry rabies, cats are more prone to getting rabies and should be vaccinated. Robin said she doesn't understand why it is such an issue that people don't put their pets on a leash and can't pick up the poop. People who have pens let their dogs poop the whole time they are there and only pick up when they leave. Robin said poop must be picked up **immediately** and not left to sit. The other issue she is having is dogs on a leash but no human is on the other end. Suzy said while walking her dogs, a small dog came charging from the site but stopped at the edge. When her husband told the member that his dog should be on a leash, the member rebutted by saying the dog was under control. She feels strongly that the leash rule needs to be followed for all dogs.

Member said if this is our campground, she should be able to say to other members to pick up poop. Herb said it is in the general rules and there is a fine. Robin said there is no first time. Robin said the tent area is getting signs to about no walking dogs or golf carts on the grass.

**Golf Cart Operations:** Herb said the rule was modified last year that in order to drive a golf cart that you need to have a driver's license or driver's permit with an adult over 21. Over the holiday, he said a lot of people were allowing teenagers with no license driving golf carts and speeding. He is asking for security to be more vigilant when they see kids driving golf

carts. Suzy mentioned overloaded carts with more people than seats. A suggestion was mentioned about tagging carts with hang tags.

**Suggestion box:** One was about doing a food drive. Herb said that churches handle that and it isn't something we should do here.

Member said people are smoking at the pool putting their butts out on the concrete and not in the containers and people are hiding glass bottles when staff comes in. Glass is not allowed in the pool area for safety and is already in the rules. Robin is looking at banning smoking in any of the pool areas. In researching this, many other campgrounds have smoking restrictions in pool areas. Once Robin completes the research, the board will talk about implementing this. Chris said we have Tervis cups at the store, use one of those. If we have to put extra people on to get people to follow the rules that costs money, member's money. If you want this place to be affordable, get members to follow the rules.

Member mentioned having an auxiliary team of members that help police the park especially on weekends. Level headed people that don't need to be paid but can help security. Herb said that the board will look into it.

**Manager and Maintenance Report:** See Manager's Report under separate cover.

**Member's Forum:** Herb asked if anybody present is recording this conversation in the audience. As nobody spoke up, he assumes no one is recording.

Member asked if you could put sand in the temporary trailer storage area to control the mosquito problem. Chris said because of environmental issues it is out of reach for us to do anything at this time. We would need someone with an engineering degree to fix that area. Robin said she has a pesticide person that is evaluating spraying the campground to help with the mosquitos.

Member mentioned picking up used pushed mowers for small jobs around setup campers. Getting some of these at yard sales is a good price. The other thing is the tags on the trailers. What about having a plastic tag with a number on it, five dollar deposits and they won't fall off the trailers. They will be registered in the office. Herb was concerned that member from stealing a tag from another trailer. Robin said if she did this type of tag, when a member registers at the office, they get tag 56 and it identifies their trailer on their record in the office. It should help prevent the "stealing" of tags.

Member asked how long it would take to get a storage spot in the back for their camper. Robin said that we have opened up 14 spots and are working through the waiting list. Robin said if your unit is over 30 feet, it may be a while but under 30 may get a space quicker. Member asked about a boat that was in temporary trailer storage that was there for over 5 weeks. Robin said they are watching them but can't stand there all the time policing the storage area. They will tag it and see who moves it. Member said when they come, they just put their boat trailer in their camper storage spot in the back. Robin said that is what should happen. If you have back storage, please use it for your trailers. Temporary storage was originally for people who didn't have back storage. Chris said we should have a mandate that if you have back storage you should use it not the temporary storage area.

Member said he was one of the vehicles that was broken into a few weeks ago. He asked about security and people bring in cars full of people that are not members during holiday weekends. He said he made sure on the holiday that he paid for all his guests. What can be done during Labor Day to prevent people from coming in without paying? Robin said during Fourth of July, they required them to put the tag in their mirror immediately and told guests that didn't have the right colored tag they would be fined. Suzy asked about putting out cones and requiring everyone to come through the guard gate as she did during Memorial Day. Robin is concerned that traffic could back up onto Sandbridge Road. Member suggested getting volunteers to help during these weekends.

Member asked about activities for teens at the Cove and said her teens are bored to tears. She said they were told that they couldn't use a canoe or kayak unless they are 18 years old. Robin said that has been the policy since she has been here. Member said her parents were members here when she was a child, and parents had to sign a waiver to use the canoe. Member said these teens already have their driver's license and already have the responsibility. She asked for other activities like a game room or other activities for the teens. Herb said that we can review this by looking at using a form and if that limits the liability for the Cove and, if we can do that, we will discuss this as a board.

Member asked if Robin is the only one that can do deeds. The board does not get involved with the day to day management of the park. Robin has the ability to hire more people if needed. This allows the board to review issues as they arise.

**The President** asked if there were any other concerns from Board members. No concerns were expressed.

**A motion was made to adjourn:** Suzy made a motion to adjourn, Chris seconded and the motion passed. The meeting adjourned at 8:36 pm. Next board meeting is Thursday, September 1, 2016.

Respectfully submitted, \_\_\_\_\_

Certified as accurate: \_\_\_\_\_ (Secretary)

Approved: \_\_\_\_\_ (President)