

**BOARD OF DIRECTORS MEETING OF BOCA CIEGA POINT  
CONDOMINIUMS, INC.**

**A 55+ BOATING COMMUNITY**

**bcp5150.com**

**BOARD OF DIRECTORS MEETING 11/17/2021**

A meeting of the Board of Directors was called to order by Tom Montefinese in the Poolside Clubhouse at 6:04PM.

ROLL CALL: A roll call established that a quorum of directors were initially present or on Zoom for the meeting

Jim Ellis made a motion to accept the minutes of the previous meeting, seconded by Steve Freed and unanimously approved.

**Tom Montefinese, Chairperson** – Tom requested for a vote to approve removal of the overnight shift at the gate house and replace it with a virtual guard explaining the savings the change would deliver. Jean Fischer made the motion and seconded by Chris Debuzna. The motion vote was 28 to replace the late shift with a virtual guard to 23 to keep the night shift staffed. This vote required a 75% approval to pass and was therefore defeated. It was suggested that the Trustees be polled asking the same question. The Trustees vote was 12 to replace to 7 to maintain which also did not meet the required percentage to pass.

A vote to select a provider was initially made but withdrawn since only providers with a virtual guard option were introduced. Additional bids will be solicited and presented at a future Trustees meeting.

The Chairperson then requested a motion to accept the 2022 annual budget previously distributed by the Association Presidents to all residents. After a brief discussion and clarifying answers from The Committee, Chris Debuzna made a motion to accept the proposed 2022 budget, seconded by Frank Dolsak. The motion carried unanimously.

The Chairperson then requested a motion to borrow \$147,000 from the streets reserve to cover the unexpected increases in Boca's insurance coverages. This transfer will be repaid to the street reserves account by twelve monthly payments of \$12,250 through 2022. Chris Debuzna made the motion, seconded by Frank Dolsak. The motion carried unanimously.

Tom commended the leadership of Linda Sandler and the long hours spent with the Finance Committee compiling the information necessary to construct a comprehensive and accurate 2022 budget. The committee also included Bruce Davis and Dave Slawiak from the Executive Committee, Rick Sandler who worked diligently with the Boca office staff installing new systems along with residents Dave Buzza, JoAnn Joganic and Nancy Twynham in an oversight capacity.

Tom also commended Dave Slawiak for the countless hours spent on the renovations of Boca's clubhouses and all the other projects (such as the replacement of the sewer caps and investigating Boca's drainage remediation problems) that he has undertaken.

Tom also announced that he has requested Boca's counsel, Richard Zacur, to approach the Federation's original shareholders and initiate negotiations regarding the purchase of their holdings by Boca's residents. This purchase, along with the better funding of reserves in the 2022 budget, will enhance the overall value of Boca Ciega Point properties and make mortgages for new and current residents more available.

**Linda Sandler, Vice Chairperson** – Linda thanked the Boca office staff, Mike and Tina, for their contributions to the budget process. Over a two-month period, they responded to every request from the Finance Committee and produced the accounting information that enabled compilation of a detailed, thorough 2022 budget.

**John Butler, Vice Chairperson, Activities** – John announced the upcoming holiday schedule of Boca events. Please refer to the attached calendar for specifics.

**Jim Ellis, Vice Chairperson, Finance** – Jim provided assurances that the work of the Finance Committee was necessary to update our systems and to be sure secure reserves were available when needed.

**Dave Slawiak, Vice Chairperson, Facilities** – Dave provided an update on the renovations to Club Boca, hoping to have the facility complete before the end of the year. Updating of the Bayside Clubhouse will begin post 1/1.

Elections to the Executive Committee are fast approaching. If you have a strong business or finance background, please consider volunteering to run and take an active role in the administration of Boca.

The next Trustee meeting will be February 9<sup>th</sup>, 2022, at 2 PM in Club Boca.

Sincerely,

Bruce Davis, Secretary of Administration