

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
MINUTES
BOARD OF DIRECTORS MEETING
January 26, 2017 at 6:00PM
Community Sail Club

A Regular meeting of the Board of Directors of Desert Shores Racquet Club Homeowners Association was held on January 26, 2016 in accordance with the By-Laws. The meeting was called to order at 6:00 PM by President Vincent Pagone.

I. Board Members Present:

President	Vincent Pagone
Treasurer	Jennifer Metzger
Secretary	William Smith

Board Members Absent:

Others Present: Thomas Kelly, representing management (FCCMI) and Eddie, representing security (G4).

II. Homeowner Comments: Six (6) homeowners were present.

III. Minutes: William Smith made a motion to approve the December 1, 2016 Meeting. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved.

IV. Financial Business: William Smith made a motion to approve the November and December 2016 Financial Statements contingent to the audit for the Association. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was approved by a majority vote.

V. Management Report: Management asked if the Board received the proposal from Bainbridge & Little for the Audit and Tax Return.

VI. Landscape Report: Landscape service reported that the irrigation remap on the backside of Seashore has been completed. Preemergent has been added throughout the rocks in the Community to prevent weed from growing. Soil sampling was done in the Association this past month and after the samples came back there was high salt (very common) in the soil and low organic matter which is common as well. New project which is currently in the process is adding fertilizers throughout all the shrubs in the Community.

VII. Security Report: G4 Security reported this month had 29 garage doors open, 5 irrigation flags, and 7 lights reported out.

VIII. Desert Shores Representative Report: During the meeting the Board reported that their financial report had a current amount of \$880,000.00 in their operating account. The test fencing and any permit fencing for the Community lake was rescinded. Six HOA's represented by their Board President and all President opposed the fence testing project. Racquet Club and Harbor Cover presented a petition rejecting the idea of a fence with approximately 130 no and 2 yes. A discussion was made under new business that a number of bird deaths were allegedly reported each week. A speed enforcement was requested in the Master Desert Shores Association to do traffic patrol. A new rental guideline was established for the clubhouse.

IX. Architectural Committee Report: The ARC committee reported that a new paint pallets color scheme was chosen from a homeowner over at Searock. William Smith made a motion to appoint Mr. Alvarez as a member of the ARC committee. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved.

X. Social Committee Report: The Board reported that the Second Saturday will resume in February 2017.

XI. Unfinished Business:

A. Boat slip repairs and registration: William Smith reported that there are 7 boat slips and 2 anchor points on each dock and is near completion of the repairs. The registration was conveyed to all homeowners that was found to have possible ownership to the dock. An issue occurred when the result of the registration came in for 50 owners for 45 boat slips, information was passed to all homeowners on how to contact Recorders, Assessors office, copies of their deed and which the homeowner's responsibility to acquire their title adjustments. The next project that is currently still in the process is to indicate which boat is appointed to which spot in the dock.

B. Roof Maintenance update: William Smith reported that the Roof Maintenance was completed for the townhomes. The project cost was estimated to be \$45,000 to \$46,000, which will be paid from the Reserve account. A regular annual maintenance will cost is estimated to be \$5,000 to \$6,000 a year which the company will assess the roofs and do minor repairs as needed. A homeowner did request to make sure to have a notice sent out to all homeowners before the roofing company does any maintenance. Vincent Pagone reported that there were two townhomes that reported leaks and after having PRS look into the issue a bid proposal was submitted for both properties. William Smith made a motion to approve the bid proposal to perform the repair work for 2633 Golden Sands which is not to exceed \$3,000 and to perform the repair work for 2640 Golden Sands and not to exceed \$3900 which both payments will come out of the Reserve account.

Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved.

C. Landscape Contract: After discussing the Landscape Contract, William Smith made a motion to approve the bid proposal submitted by Landcraft. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved. The effective startup date is March 1, 2017.

D. Sidewalk/Concrete Repairs: After discussing the Sidewalk/Concrete repair proposals, William Smith made a motion to approve the bid proposal submitted by Precision Paving for the amount of \$13,800. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved

XII. New Business:

A. 2016 Corporate Tax Return & Audit: Management reported that Bainbridge & Little submitted a proposal for \$125.00 for the Tax Return and \$1,200.00 for the Audit. William Smith made a motion to approve the bid proposal submitted by Bainbridge & Little. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved.

B. Iron fence modification: A bid proposal was submitted by Empireworks for the amount of \$3,490. William Smith made a motion to approve any authorized/qualified vendor to install the iron fence modification and not to exceed \$3,500. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved.

C. Pool/ Spa Pumps: The Board discovered that the pool pump has been running 24-7 and 12 months out of the year, an analysis was made, which a proposal was submitted by Pool Pro to help with issue. William Smith made a motion to approve the bid proposal submitted by Pool Pro to install 2 multi speed pumps for the pool and spa for the amount of \$4,108. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved

XIII. Upcoming Meetings: (All meetings will be held on Thursday in Sail Club at 6:00pm unless otherwise indicated)

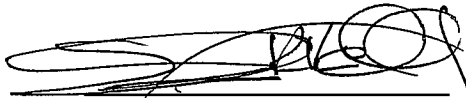
First half of 2017 Meetings:

February 23, 2017; March 30, 2017; Annual Meeting April 27, 2017; May 25, 2017; June 29,2017

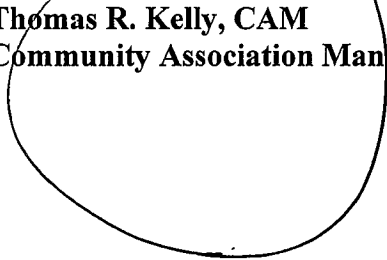
XIV. Homeowner Forum: A homeowner present requested the Board to suspend parking restrictions on holidays.

XIV. Adjournment: With no further business to be brought forth to the Board, William Smith made a motion to adjourn the meeting at 7:14 P.M. Vincent Pagone seconded the motion.


Submitted by:



Thomas R. Kelly, CAM
Community Association Manager



Approved by:



William Smith
Secretary