

APPROVED

**BERKSHIRE BEACH CLUB OF DEERFIELD BEACH
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Thursday, March 17, 2022**

I. ROLL CALL/CALL TO ORDER

President Alan Winberg called the meeting to order at 9:05 a.m. in Unit #1. The following persons were in attendance:

Board of Directors:

Alan Winberg, President
Richard Vogel, Vice President
Paula DiMaria, Secretary/Treasurer

VRI Americas (VRI) and Resort Management:

Rich Snyder, Director of Resorts /VRI
Paul Carney, Sr. Vice President of Resort Operations/VRI
Pam Newton, Resort General Manager

II. NOTICE AND QUORUM VERIFICATION

A. Posted

Pam Newton announced that the notice of the meeting was properly posted on the Resort premises in accordance with Florida statutes and the Condominium Documents.

B. Quorum

A quorum was achieved with three of three Board members in attendance.

III. APPROVAL OF AGENDA

MOTION: Paula DiMaria moved to approve the agenda as presented. Motion was seconded by Richard Vogel and approved unanimously.

IV. APPROVAL AND ACCEPTANCE OF PREVIOUS MEETING MINUTES

A. November 4, 2021 – Regular Meeting Minutes

MOTION: Paula DiMaria moved to approve the November 4, 2021 Regular Meeting Minutes as presented. Motion was seconded by Alan Winberg and approved unanimously.

B. November 4, 2021 – Annual Owners Meeting Minutes

MOTION: Paula DiMaria moved to accept the November 4, 2021 Annual Meeting Minutes as presented. Motion was seconded by Alan Winberg and approved unanimously.

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C. November 4, 2021 – Reconvened Annual Owners Meeting Minutes

MOTION: Paula DiMaria moved to accept the November 4, 2021 Reconvened Annual Meeting Minutes as presented. Motion was seconded by Alan Winberg and approved unanimously.

D. November 4, 2021 – Organizational Meeting Minutes

MOTION: Paula DiMaria moved to approve the November 4, 2021 Organizational Meeting Minutes as presented. Motion was seconded by Alan Winberg and approved unanimously.

V. MANAGEMENT REPORTS

A. Financial Report

Rich Snyder reviewed the month-end January 31, 2022 Financial Report, copies of which were provided to the attendees.

B. Delinquency Report

Rich Snyder reviewed the March 10, 2022 Delinquency Report, copies of which were provided to the attendees.

C. Sales Report

Rich Snyder reviewed the year-end December 31, 2021 and February 2022 Sales Reports, copies of which were provided to the attendees.

D. Rental Report

Rich Snyder reviewed the year-end December 31, 2021 and January 31, 2022 Rental Reports, copies of which were provided to the attendees.

E. RCI Report

Rich Snyder reviewed the March 2022 RCI reports, copies of which were provided to the attendees.

VI. MANAGER'S REPORT

Pam Newton presented the Manager's Report, copies of which were provided to the attendees. Matters discussed further are as follows:

- The main circuit breaker, weather heads, and electrical conduits were destroyed on November 5, 2021, due to surges caused by an electrical storm. The cost for repair was \$17,300. (Insurance proceeds of \$13,695 will offset this expense.)
- The pool heater was replaced on January 29, 2022 at a cost of \$6,495.
- A new countertop was installed in the laundry room.
- Capital projects to consider for 2022 include the following:
 - Mattress and foundation replacements in remaining units 3, 4, 5, 6, and 9.
 - Installation of smart HDTVs in remaining units 4, 5, 9, 10, and 11.

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- Unit interior painting.
- Bathroom renovations. The Board directed General Manager Pam Newton to request proposals that include replacement of the tub and shower with a step-in shower only.
- Several owners have inquired about a stairlift to enable access to second-floor units for those with physical challenges. Pam Newton will solicit proposals and research the feasibility as well as the cost of installing electric lifts on an exterior stairway, with options including a single lift or a Commercial Stairmaster. She will report back to the Board at a future meeting.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

A. Foreclosures

MOTION: Alan Winberg moved to approve the referral of five delinquent accounts to an attorney for non-judicial foreclosure as budgeted in 2022. Motion was seconded by Richard Vogel and approved unanimously.

B. Reserve Account Reallocation

Rich Snyder advised that there is a negative balance in the amount of \$11,665 in the Structure Reserve Account, which will be offset with insurance proceeds with an amount of \$13,695, leaving a small positive balance.

MOTION: Alan Winberg moved to approve a Reserve Fund transfer amount of \$30,000 from the Unit Furnishings Account to the Structure Account to restore an appropriate balance. Motion was seconded by Richard Vogel and approved unanimously.


IX. FUTURE MEETING DATES AND TIMES

The future meeting dates are as follows:

- Thursday, June 23, 2022 at 9:00 a.m. – Board Meeting
- Thursday, August 11, 2022 at 9:00 a.m. – Budget Meeting
- Thursday, November 3, 2022 at 9:00 a.m. – Annual Owners Meeting

X. ADJOURNMENT

MOTION: Alan Winberg moved to adjourn the meeting at 10:05 a.m. Motion was seconded by Paula DiMaria and approved unanimously.

DocuSigned by:

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 Paula DiMaria, Secretary

6/29/2022

 Date

RCS/ad

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