

APPROVED

**BERKSHIRE BEACH CLUB OF DEERFIELD BEACH
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Thursday, June 23, 2022**

I. ROLL CALL/CALL TO ORDER

President Alan Winberg called the meeting to order at 9:02 a.m. 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 Resort Operations/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: Richard Vogel moved to approve the agenda as presented. Motion was seconded by Paula DiMaria and approved unanimously.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. March 17, 2022 – Regular Meeting Minutes

MOTION: Paula DiMaria moved to approve the March 17, 2022 Regular Meeting Minutes as presented. Motion was seconded by Richard Vogel and approved unanimously.

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V. MANAGEMENT REPORTS

A. Financial Report

Rich Snyder reviewed the month-end April 30, 2022 Financial Report and the 2021 Draft Audit (Myers Brettholtz), copies of which were provided to the attendees.

B. Delinquency Report

Rich Snyder reviewed the June 16, 2022 Delinquency Report, copies of which were provided to the attendees.

C. Sales Report

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

D. Rental Report

Rich Snyder reviewed the month-end April 30, 2022 Rental Reports, copies of which were provided to the attendees.

The Board directed General Manager Pam Newton and Rich Snyder to complete a market comparison study and present a recommendation for an increase in rental rates for consideration in the Budget Meeting on August 11, 2022.

E. RCI Report

Rich Snyder reviewed the June 16, 2022 RCI reports, copies of which were provided to the attendees.

VI. MANAGER'S REPORT

A. VRI Americas / Capital Vacations Update

Paul Carney reported on the recent acquisition from Marriott Vacations Worldwide of VRI Americas and Trading Places International by Capital Vacations, noting that the senior leadership team at VRI Americas is excited about the enhanced opportunities which the combined companies will bring to the independent (non-branded) resorts they are each dedicated to serving. VRI Americas remains a distinct company and, through careful planning and a commitment to continuity, the transition in ownership has gone smoothly.

B. "Surfside Legislation"

Rich Snyder reviewed a note prepared by the law firm Becker, summarizing HB 5 (the "Surfside legislation") passed by the Florida legislature in special session on May 24, 2022.

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It summarized several potential impacts on Florida condominium associations, including new inspection and certification standards and changes in reserve study and funding requirements.

C. General Manager's Report

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

- South Florida Plumbing installed a new backflow device at a total cost of \$1,800.
- T-Lawn trimmed two palm trees and dune vegetation at a total cost of \$150.
- Six chairs and four tables were purchased from Sunniland Patios at a total cost of \$1,100.
- New Vizio HDTV's were installed in Units 1, 2, 4, 8, 11, and 12 at a total cost of \$1,780 (\$1,780).
- JM Electric completed repairs in Units 4 and 10 at a total cost of \$300.
- A proposal for six king mattress and foundation replacements from Serta Simmons Bedding, for a total cost of \$4,494, was reviewed.

MOTION: Richard Vogel moved to approve the proposal for six king mattresses and foundation replacements as presented with a Unit Furnishings reserve expenditure of \$4,494. Motion was seconded by Paula DiMaria and approved unanimously.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

A. Insurance Renewal

Rich Snyder reviewed a proposal from Brown & Brown Insurance for renewal of insurance coverage for the period June 11, 2022 to June 11, 2023, for a total premium of \$60,641.

MOTION: Paula DiMaria moved to ratify and approve the proposal for insurance renewal as presented. Motion was seconded by Richard Vogel and approved unanimously.

B. Bathroom Renovations

Pam Newton presented several proposals for bathroom renovation projects. The Directors want to complete installation of new white vanities and floor replacements in two unit bathrooms by October 1, 2022. Pam Newton was directed to present proposals for consideration at the Budget Meeting on August 11, 2022, to include one-piece or "seamless" vinyl flooring and an option to 1) remove the existing tile floor prior to installation of the new floor, or 2) install the new floor over the existing floor.

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IX. FUTURE MEETING DATES AND TIMES

Future meetings are scheduled as follows:

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: Richard Vogel moved to adjourn the meeting at 11:16 a.m. Motion was seconded by Paula DiMaria and approved unanimously.

DocuSigned by:

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Paula DiMaria, Secretary

8/17/2022

Date

RCS/nb

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