

**MINUTES OF
TRADERS INN BEACH CLUB
BOARD OF DIRECTORS MEETING**

Date:	November 12, 2011	
Time:	10:30am	
Present:	David Savage	President/Director
	Beth Musser	Vice President/Director
	Patti Barker	Treasurer
	Susan Adair	Secretary
	Kay Bishop	Director
	Curtis McKeown	Director
	Lauren Kick	Director
	Kathy Dorazio	Resort Manager
	April Wolland	Resort Staff
	Teresa Faris	North Shore Mgmt

The meeting opened at 10:30am. A quorum was present. Curtis McKeown made a motion to approve the Minutes of the meeting of August 27, 2011. The motion was seconded, and passed unanimously.

Election of Officers

Lauren Kick made a motion to continue the current slate of Officers in 2012. The motion was seconded, and passed with:

**Lauren Kick, Curtis McKeown and
David Savage voting in favor**

Beth Musser and Kay Bishop abstaining

2012 Budget

Curtis McKeown made a motion to approve the Budget for 2012. The motion was seconded, and passed unanimously.

Treasurer Report

Financial reports as of October 31, 2011 project we will be under Budget in 2011.

A second Real Estate Tax account, at a higher interest rate, has been opened at Fifth Third Bank.

Owners scheduled for foreclosure are given the option to deed back their units to the Resort prior to the start of the legal process.

Forty units owned by the Resort have been sold this year, mostly purchased by owners and their family members looking for additional vacation weeks.

Old Business

The fifth floor has been refurbished. The project will go on to the third and fourth floors and small efficiencies as the funds become available.

Mattresses and bedspreads have been ordered to continue the replacement of these items.

Restoration work on the pool house and surrounding pool deck area is done. Two cracks in the pool, and a hollow area around some rebar under the deck, were discovered. The Board requested three estimates to repair the damage, which will be funded as a Reserve expense.

Work on the leach field will be put on hold until the repairs are done on the pool.

Pool chairs and lounges have been re-strapped and repaired as needed. The Board requested a quote for placing a sun shade over the kiddie pool.

Maintaining a comfortable water temperature this time of year is a challenge. The pool heater is monitored by the Maintenance staff, and checked by the pool service company. Variations in the water temperature can usually be traced to weather conditions.

Various pieces of artwork are being considered, and

prices have been requested for a bulk order.

Photos of the newly refurbished units will be taken in-house to post on the web-site.

New Business

Kay Bishop made a motion to renew the contract with Weston & Gregory for the 2011 annual audit. The motion was seconded, and passed unanimously.

Flat screens will be phased in as the old TV sets are replaced. Wall-mounts need to be included in the price.

Storms cause a lot of damage to the beach, and area around the stairs leading to our pool deck, Volusia County has sole control over the beach so we are prohibited from any major clean-up activity.

Board Meetings - 2012

January 21, 2012	9am	
March 31, 2012	9am	
May 19, 2012	9am	
August 25, 2012	9am	
November 10, 2012	9:30am	Annual Meeting
	11:00am	Board Meeting

Adjournment

Lauren Kick made a motion to adjourn the meeting. The motion was seconded, and passed unanimously.

The meeting was adjourned at 11:55am.