

**Minutes of  
Traders Inn Beach Club  
Board of Directors Meeting**

<b>Date:</b>	<b>January 26, 2013</b>	
<b>Time:</b>	<b>9:00am</b>	
<b>Present:</b>	<b>Lauren Kick</b>	<b>President/Director</b>
	<b>Beth Musser</b>	<b>Vice President/Director</b>
	<b>Patti Barker</b>	<b>Treasurer</b>
	<b>Susan Adair</b>	<b>Secretary</b>
	<b>Kay Bishop</b>	<b>Director</b>
	<b>Curtis McKeown</b>	<b>Director</b>
	<b>Stephanie Lalonde</b>	<b>Director</b>
	<b>Kathy Dorazio</b>	<b>Resort Manager</b>
	<b>April Wolland</b>	<b>Resort Staff</b>

The meeting opened at 9:00am. A quorum was present. Curtis McKeown made a motion to approve the Minutes of the meeting of November 10, 2012. The motion was seconded, and passed unanimously.

**Collections Unlimited - Ed Heckman**

One hundred and four delinquent accounts were turned over to CUI in 2012.

A total of \$34,941.25 was collected from the eighty eight viable accounts in this group.

There is no cost to the resort for CUI services. Collection fees are added to the balance, and paid by the owner. The activity status on each account can be accessed on line by the resort.

CUI offers additional services, such as a courtesy call program to owners whose fees have not been paid prior to the addition of late fees, and an acquisition department to handle approved deed-backs.

**Manager Report**

Maintenance weeks progressed smoothly. Stanley Steemer

**cleaned the furniture and drapes. Accessories were added to the units, such as sofa pillows, table linens, clocks and mirrors.**

**The pool project is near completion. A few leaks were discovered and repaired at no major additional expense. Once the inspection is completed, the pool will be reopened.**

**Five small efficiencies on the second and third floors are being renovated. The per unit cost has increased slightly to bring these units up to code.**

**After the project is completed, we will look at the finances to determine when we can start on the remaining six units.**

**Housekeeping is keeping an inventory of supplies. The loss of pool towels suggests they are not being returned after being signed out. An option is to collect a \$5 refundable deposit for each towel given to the day guests.**

**A new maintenance man, with contracting experience, has been added to the staff.**

### **Treasurer Report**

**The preliminary Operating account budget for 2012 indicates we will come in \$10,000 under Budget.**

**The 2012 fees are 67.18% collected. Eighty four units were deeded back to the resort through foreclosures, bankruptcy, and other circumstances. Twelve resort-owned units were sold in 2012.**

**Our second collection service, Crawford Associates, is closing. We will be interviewing for their replacement.**

### **Old Business**

**Flat screen televisions will be purchased to replace the the current sets.**

**Once the pool and small efficiency projects are completed,**

**the next project is the parking lot.**

**New Business**

**The new pool gate is too low to deter unauthorized visitors. It was the consensus of the Board to install a higher gate at the top of the stairs leading to the beach, with the door swinging away from the shower.**

**Smoking on the pool deck was discussed, and suggestions made to establish a smoking area.**

**Adjournment**

**Kay Bishop made a motion to adjourn the meeting. The motion was seconded, and passed unanimously.**

**The meeting adjourned at 10:45am.**