**MINUTES OF BOARD MEETING**

Date: Monday, November 4, 2019

Place CBR Community Room

Time: 9:00am

(Call in 1 904-512-0115….226381)

1. Certify a Quorum of Directors: Board members Lee Christoferson, Rick Lovett, Doug McIntyre, Susie Williams (by phone) and Sandy Matava were present.
2. Call to Order: The meeting was called to order by President Lee Christoferson at 9:00am.
3. Proof of Notice of Meeting: Notice of the meeting was posted in the condominium lobby.
4. The minutes of the April 22, 2019 were unanimously approved as written.
5. Financial report: There were no financial issues reported or raised.
6. Old Business:
	1. Service Dogs policy: a review of options are currently underway in order to strengthen the current CBR policies
	2. Entranceway redo: the planning will proceed over “season” and the construction work will begin in May 2020. There is $5,000 in the budget to pay for the renovations.
	3. Summer Security: Ken reports that there were no security problems this summer. There were some problems with contractors that were dealt with as they occurred.
	4. Landscaping: the annual clean up (remove the coconuts and trim all of the trees) will take place over the next couple of weeks. Following that, the Fall upgrade (as provided for in the budget) will take place.
	5. Docks: electrical update: two bids were receive in the $30-40k range. The decision was made to proceed with the upgrade…..the Association would pay for the line to the sea walk for a cost of up to $8k. Dock owners (including the Association) will each pay their proportionate share for the remainder of the costs. The motion was made to proceed with the $32k project. It was seconded and passed unanimously (with Doug McIntyre abstaining as his company is the chosen bid). The plans will be developed over the winter with the permitting and construction to begin in May 2020.
	6. Walkways to the beach: the stairway on the north and south side to the beach need to be rebuilt. The cost is $3,600 (the approval was voted in the April meeting) and the work will begin ASAP.
	7. Seawall repair: work was done over the summer on the dockside. The north and south walks continue to have some problems which will be addressed ASAP.
7. New Business:
8. There are three new owners in the building. (The latest Owners listing is attached…please update any information necessary and let Sandy know..thx).
9. ALL owners are reminded that they are NOT to change the front door locks. All doors locks are tied into a master key system. If someone wants a new lock, please contact the Board President and you will be referred to the ONLY VENDER who can make the change and be sure it is connected with the existing system.
10. The budget workshop meeting will be held Wednesday, Nov 6 at 9am. (RESULTS: there is be NO assessment increase recommended for 2010-21!)
11. Barbeques grills: A special thanks to David Bush (and Rich Lovett) who oversee the grill capability. We can all help if we remember to clean the grill and turn off the gas every time we enjoy the outdoor cooking experience…THX.
12. Unit remodeling time: Owners are reminded that, according to CBR policies, unit renovations may only be undertaken between May 1 and November 1st. Please be respectful of your neighbors.
13. As a reminder, the south garbage area opens November 1st.
14. Large clothes carts: will be considered for purchase next year.
15. Parking of oversized vehicles in the front of the building: Please park any oversized vehicle against the hedge on the north side. AND, everyone, please give our landscaping a chance to thrive by parking slightly back from the plantings…THX.
16. Adjournment 10:15am