**MINUTES OF BOARD MEETING**

Date: Wednesday, March 25, 2020

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, 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 February 20, 2020 were unanimously approved as written.
5. Financial report: There were no financial issues reported or raised.
6. Guest Presentation by Summit Broadband:

The proposal for a new five year contract beginning this summer, would somewhat increase the price (to be negotiated by Lee Christoferson) and provide the change in service as noted below:

 Current: DigiBasic Video and 110/200Mb internet

 Future: DigiBasic, HD Gateway and HD Box Video and 250/250Mb

 Internet.

The Board Voted unanimously to approve the proposal pending successful price negotiations.

1. Old Business:
	1. Sundeck: there is a crack on the surface in a couple of areas created by the shifting in the underlying structure. Our contractor will do the repair work in Sept/Oct by removing a 4-6 inch strip and refilling it with something more flexible. The cost will be $2,300.
	2. The Beach Walkways through Casa Bonita Grande have been completed, including adding a side bench. We will be requesting that our abutting neighbors (who also have deeded access to the beach through CBG, share (proportionately) in the cost of the repairs. NOTE: we are pleased to report that based on our correspondence, Solenzaro and Gulf Harbor, both sent checks to cover their share of the expense.
	3. Summer Security will again be provided by Ken Whittrock who will be residing in the Bachman’s Unit 307 (Thank you Barb and Bruce).
	4. Entranceway redo: the construction work will begin in May. There is $5,000 in the budget to pay for the renovations.
	5. Landscaping: some Spring landscaping was completed and we’ll do more in the Fall when we do the Annual clean-up.
	6. Fireboxes will be replaced over the summer (approved cost is $8,626).
	7. Docks: the electrical upgrade will begin May 1st. This includes installing (future) stations for electric cars. The approved cost of the project is $32K funded through CBR funds and dock owner assessments.
	8. The parking lot spaces will be renumbered. You can tell your visiting guests to park in spaces numbered 701, 702, etc. Five spaces are marked “guest”. These spaces are intended for work and service vehicles and two (on the south side) are intended to be used for car charging in the future.

Owners are reminded to park in their assigned space only. If owners wish to have a second car, a limited number of spaces will be available for an Annual rental of $500 beginning January 1, 2021. Renewals are at the discretion of the Board of Directors. This policy was adopted unanimously by Board vote. Anyone interested in a second spot should be in touch with Lee Christoferson.

1. New Business:
2. The new application to lease policy and application form has be distributed to all owners. Owners are reminded that when your unit is rented, you are **NOT** allowed to use CBR common areas (pool, community room, docks and boats, parking spots.)
3. The Board is discussing ways to maintain the equity and quality of living at CBR without being overly onerous in reminding owners/renters to follow established rules, regulations and policies. More to follow in the Fall.
4. The conversation about an Owner Proposal to construct covered parking in the north lot has been put on hold for the time being.

1. Adjournment 10:15am

HAVE A HAPPY AND SAFE SUMMER……SEE YOU ALL IN THE FALL!