

Bel Pre Recreational Association (BPRA) Board of Trustees
Minutes of Meeting of October 5, 2021

1) Call to Order and review of teleconference guidelines

President Purdy called the meeting to order at 7:32 p.m. The meeting was held by teleconference, with the teleconference participation guidelines in place.

2) Roll Call

Board member Stagnitto, serving as Secretary Pro Tempore, called the roll. Board members present were, President Karen Purdy, Vice President Mark Foraker, Treasurer Dave Pullen, Ted Bechtol, Claire Pak, and Maria (Cookie) Stagnitto. Board member Jennison was absent. Treasurer Chris Swan arrived at 8:15pm. There was a quorum. Board member Stagnitto took the minutes.

3) Approval of Agenda

Purdy presented the proposed agenda for the meeting. Pak moved that the agenda for the meeting be approved. The motion was seconded and approved, with Bechtol, Foraker, Pak, Pullen, Purdy and Stagnitto in favor, and none opposed.

4) Statements by Association Members

Nothing reported.

5) Approval of Minutes

Approval of August minutes deferred until the November meeting.

Pullen noted two corrections to be made to the September minutes. Page 3 e. ii: revise to read: Recommendation to absorb both credit card processing and transaction fees relating to online payments by homeowners via eSoft Planner platform, but excluding any SBPCA and/or Dolphins Swim Team related costs. Pullen also noted “ed” missing in the following sentence. “Pullen request Board approval” and change to “Pullen requested Board approval”.

Pullen moved that the September minutes be approved with these 2 changes. The motion was seconded and approved, with Bechtol, Foraker, Pak, Pullen, Purdy and Stagnitto in favor, and none opposed.

6) Plan of Organization

Deferred until November Board meeting.

7) Season Pass option

Purdy shared that the membership survey is ready to be released. It will be published in the Bugle and posted on the listserv and our website. This will assist the Board in our discussion in November regarding the feasibility of eliminating the Season Pass by adjusting the Homeowner option to include “Seasons Pass holder” needs. -To finalize the Annual Assessment Notice (which includes “pool option” selection) a Board decision on this matter must be made by December.

8) Annual Meeting

Agenda:

We will follow the same agenda we have had in the past. This will comprise:

- The budget report.
- Five minutes for each candidate to speak.
- Reminder re: Elections deadlines for receipt of ballots.
- Brief review of the proposed Bylaw Amendment on the ballot.
- Update by Purdy on the accomplishments this past year.

Funds approval for annual meeting notice:

Pullen amended his original request and requested funds in an amount not to exceed \$750 for the estimated cost of mailing the required Annual Meeting Notice to all BPRA homeowners. The motion was seconded and approved with Bechtol, Foraker, Jennison, Pak, Pullen, Purdy and Stagnitto in favor, and none opposed.

Purdy noted that with Kominski’s resignation from the Board, we now have 4 candidates running for four available positions. The top 3 nominees (in terms of total votes received) will fill the 3-year term positions while the 4th candidate will serve the remaining 2-year term vacated by Kominski.

9) Five Year Plan

An Update to the Five Year Plan was distributed to Board members. The Update reflects the completion of the tennis/pickleball courts. The next big-ticket item is the renovation of the bath house. In 2022 we will begin to explore our next steps. It was noted that there is a typo in the summary sheet with the stars indicating the status of each facility. This one-page document is what will be shared with the community.

Foraker moved that the Five-Year Plan be approved with the one typo correction. The motion was seconded and approved with Bechtol, Foraker, Pak, Pullen, Purdy and Stagnitto in favor, and none opposed.

10) FY23 Budget

See Pullen's email of 9/28/21, transmitting the draft Budget to the Board. He obtained input from relevant committees which is reflected in the budget. The FY 2023 budget is not approved until the December 2021 or January 2022 meeting. Pullen wanted Board members to have a chance to review it before it is distributed to homeowners as part of the Annual Meeting Notice mailing. A question was raised regarding the cost of the printing of the Bugle. This will be a future discussion in conjunction with the Civic Association. After discussion, an additional \$4000 was added for any upcoming financial audits not already funded. Foraker moved that we approve the amended budget for presentation at the Annual Meeting. The motion was seconded and approved with Bechtol, Foraker, Pak, Pullen, Purdy and Stagnitto in favor, and none opposed.

11) Budget & Finance

a. Monthly financial statements

Please refer to the BPRA Financial Statements distributed before the Board meeting.

b. Delinquent Accounts

Pullen noted that two more homeowners have paid in full. Seven families are being referred to Thomas Schild Law Group.

c. Assessment Assistance Committee

See the Committee Report distributed before the Board meeting for an update.

d. Financial audits

See the Committee Report distributed before the Board meeting for an update.

e. Finance Committee updates

Our finances remain strong with sufficient assets available to manage the Association.

f. Other items

Rita continues to review the reclassification of expenses into their appropriate accounts.

12) Committee Reports

a. There were no questions about reports.

Purdy noted that with the resignation of Kominski, she would like the Board to appoint Stagnitto to assume leadership of the Pool and Grounds committee. Foraker moved to approve the request. The motion was seconded and approved with Bechtol, Foraker, Jennison, Pak, Pullen, and Purdy in favor, none opposed, and one abstention (Stagnitto, who recused herself from the vote).

13) Volunteers

Purdy shared with the Board, the note that will be in the October Bugle requesting volunteers to help in various positions. See her email from 10/4/2021.

14) Other Business

Purdy requested that all committee reports for the October 5th Board meeting be completed by Thursday, October 28th.

15) Adjournment

There being no further business, the meeting was adjourned at 8:30 p.m. The next regular monthly Board meeting is scheduled for Tuesday, November 2, 2021, at 7:30 p.m., by teleconference.

Respectfully submitted,

Cookie Stagnitto, Board member