

MINUTES OF JBMI BOARD MEETING
MAY 21, 2019

BORD MEMBERS PRESENT: Pres. Jan Zweerts, V.P. Connie Johnson, Treas. Graham Perkins, Directors: Deb Bowe, Joy Hoffacker, Sharon Cochran, Jim Ryan, Rose Kowalski (late arr.), Sec'y Suzanne Schmidtke.

MOORAGE MGR: Sarah Joy

MOORAGE MEMBERS PRESENT: 1679, 1805, 1817, 1827, 1853, 1975, 2035

Jan called meeting to order at 6:35 PM. Safety procedures were reviewed. Roll call completed. Quorum noted to be present.

Minutes from 4/16/19 Board meeting were reviewed Joy made motion to accept .Sharon seconded. Minutes were accepted by all.

Minutes from Special Bylaws Meeting on 5/7/19 were reviewed. Connie motioned to accept. Deb seconded. Minutes uniformly accepted.

BOARD MEMBER COMMENTS: Graham noted that there is some difficulty in collecting all reports so they can be posted on the website in a timely manner. It was stressed that Thursday before regular board meeting is the deadline. Joy stated that she is wanting to start a welcome committee for new residents. She also asked for snack volunteers for the board meetings. Rose volunteered for June meeting, Jan agreed to take July. Jan spoke of the number of emails he is getting from moorage residents and admitted to feeling overwhelmed by the amount of time involved in responding to them. He has decided that he does not want to run for Board President next year, but is interested in finding new people who may be interested in running with whom he can begin preparation now for next year. Regarding the AirBnB issue, he is considering finding volunteers to monitor internet AirBnB sites so we can know if residents other than the one person known to us are engaged in short-term rentals. He acknowledges that it may not be a realistic solution and has been researching services which will monitor short term rental sites on a daily basis for a reasonable fee. He has found one that he likes which will give us daily reports. He would like to try it out on a trial basis and has asked Sarah to follow up.

MOORAGE REPORT: Sarah noted that the most immediate issue is the change of her office hours. She is finding that her time needs to be better structured to complete Moorage business which includes a great deal of catch up from previous moorage managers and to allow residents who work access to the office on Saturdays. The office will be closed on Wednesdays. New office hours will be posted at the office and on bulletin boards as well as on the website and will be in place on a 2 mos. trial basis.

TREASURER'S REPORT/FINANCE: None.

COMMITTEE REPORTS:

Row Captains: Connie has 13 volunteers with whom she has met to go over the role of row captain, share emergency information, develop a structure of involvement, scope, limitations, and expectations. Report attached.

Communications: Jan has no newsletter this time but will have one for next regular board meeting in June.

Architectural Review Committee: Rose reported that she and Alex are working on two requests . One involves drawings that extend the deck by two feet which if approved will require a new certificate. Additionally, this particular building has no walkways on the sides which leaves the owner only one exit in case of fire. The issue requires further discussion and will be continued at next board meeting. In this connection it was noted that many owners seem to engage in property creep, e.g., by hanging fire hoses on the ramp railing as well as placing planters and chairs on the ramps. We will need to send out reminders that this is not allowed.

Harbor Master: Alex noted that we have 108 licensed boats in the moorage.

Landscape Committee: Deb reported that the bench has been ordered and should arrive around 5/28. Rob has indicated that he will pick it up from Home Depot. Josh will weld the name plaque on. People want to put flowers by it but should be reminded not to put planters on the ramps or walkways. There have been complaints regarding the landscaping esp. the care of the rose bushes. Landscapers will be spoken to before any further action will be taken.

Parking: Joy would like to reissue stickers without JBMI printed on them and begin to implement guest passes. In addition She expressed concern that residents with a 3rd car fall between the cracks and are not complying, ie, not paying the monthly fee of \$20.00. She is aware of at least one such case.

Bylaws: Sharon and Graham recommend that the Board take the following steps: Vote for the bylaws, move them on for legal review by our lawyer, then on to the membership for review. Sharon made motion to accept the bylaw draft of 5/9/2019, then request legal review, and then Move on to review by membership. Deb seconded. Discussion ensued with Graham recommending that a knowledgeable person be selected to talk to our lawyer. Sharon agreed with Graham as backup. All in favor. Motion passed.

WOO: Rose and Joy reported on having attended a CAI Resolutions workshop which was extremely informative. Resolutions clarify Bylaws. They are a little more formal than Rules and Regulations. She recommends that we refer to them more often than we do.

Unfinished Business: Jan called Executive Session from 8:42 to 10:20 PM to review short term rentals and develop a plan. All Board members attended. Graham noted that he had had several discussions with the resident who is known to engage in short term rentals in spite of many warnings that it is against regulations. More recently the resident has agreed to stop advertising which may be a sign that he is willing to comply. About \$2500-\$3000 have been spent on this matter so far. Extensive discussion ultimately ended with a decision to have our attorney write a letter, which spells out the individual's violation of JBMI's Rules and Regulations regarding short term rentals and possibly including that the \$3500-\$3600 that he owes will be held in escrow, but that it will be put into play if he is unable to adhere to the rules and regulations. He will also be asked to submit a letter indicating his acquiescence. All agreed to the decision and adjourned at 10:20 PM.

Special Bylaws Meeting scheduled for June 4, 2019, at 6:30 PM. Location South Shore Club House.

Next Board Meeting scheduled for June 18, 2019, at 6:30 usual location noted above.

Respectfully submitted,
Suzanne Schmidtke
Secretary

