

Admirals Cove Beach Club Annual Meeting

Call to Order 2:11PM

Board Members:

Jean Salls, Maria Chamberlain, Dan Jones, Dustin Frederick, Carol Delahanty, Bob Peetz, Karen Shaak

Membership in Attendance:

- 66 memberships attended
- 57 memberships in good standing
- 8 memberships not counted – proxy via power of attorney not valid

President's Welcome & Update

Jean Salls

- Jean welcomed and thanked the community for attendance. She described the diversity of the community and the need for balance to consider everyone's needs.
- New Board members have a sharp learning curve to get up to speed due to the great variety of needs and issues we face as a community.
- MaryLou Stensland was thanked for her continual volunteer efforts to maintain our flower beds which help keep the facility looking great.
- Sue and Dick Newsham were recognized for all of their efforts to keep the shelter activities going with many volunteer hours.
- Hand-outs were made available that describe the Island County Planning lake report. It is also available online at www.admiralscovebeachclub.com.

→Quorum was called at 2:20PM – more than 50 memberships in good standing were in attendance.

Grounds Update

Maria Chamberlain

- Tide Gate – preliminary permits were obtained to repair the gate earlier this year. A permit to fix the outflow pipe on the beachfront and one to repair but not alter the tide-gate can be obtained to finalize the lake project.
- Ditch repair on lower Byrd – Chad Nichols worked with the board to repair the ditch it is now operating and flowing into the lake. This project is now complete.

Pool Update

Dan Jones

- Pool repair is required to re-open the pool facility.
- Resurfacing hasn't been done for 24 years and is one of many items we must repair.
- Law will require upgrade to the plumbing to meet current guidelines to 5" pipes
- Hand rails need to be replaced
- Main drain needs to be upgraded to dual drain to remain in legal compliance
- The shell of the pool is intact as far as is known
- The deep-end of the pool is below the tide-line and makes work challenging. A potential solution to facilitate future repair is to raise the level of the deep-end above the tide-line by filling in the depth.
- New filtration is working well.
- ADA requirements were described – the pool needs a ramp or a chair-lift for disabled persons to have access.

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- ADA – remainder of the complex will need to become ADA compliant (restrooms and access ways)
- Pool building problems have been discovered and need to be addressed.
- RFPs should be sent to all interested contractors so bids are equal in terms of what is requested then they can be compared on an equal basis
- A solution for funding needs to occur before an RFP is sent as bidders don't want to waste their time.
- A special committee will be appointed to study the problem and make a recommendation to the board.
- Sachet Head (So Whidbey Neighborhood) remodeled their pool which is smaller with fewer issues than ours spent and \$500k on their rehab effort.
- Some effort can be accomplished with volunteers but most will require experienced construction work.
- An assessment will be require to fix the pool and dues will need to be increased to maintain the pool
- It is important that we understand the problem to request the right amount of money up front so multiple assessments for unexpected things are not required.
- Shoreline Management Act could prevent us from putting in a new pool due to permits. It is more likely we will rehab. Instead of pursuing a new pool (this was in response to a member question)
- An A&E firm would need to be hired up-front to ensure all of the information for a bidder is available. Everyone wants the best estimate before moving forward with the actual work.
- We won't know the cost of an assessment until bids are received.
- A member asked if we could vote on an assessment since we had a quorum. The answer is no, a 30-day notice to all members is required for an assessment vote.

2012 Ballot/Voting Results

Bob Peetz

- Ballot Mailing
 - 497 ballots mailed
 - 235 returned ballots
 - 2 invalid
- Bylaws
 - All Bylaw measures passed (3:1 margin)
- Budget
 - Approved (vote 149 - 66)
- Board Members
 - Jean Salls
 - Ed Delahanty
 - Suzy Palmer

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Vote Tally

Directors

Candidate	Votes	% per 219 Voting Ballots
MaryLou Chandler	84	38.36%
Ed Delahanty	157	71.69%
Debi Karjalinen	80	36.53%
Suzy Palmer	124	56.62%
Jean Salls	110	50.23%
Sill Schroeder	73	33.33%

Budget

	Votes	Percent
Yes	149	69%
No	66	31%
Total	215	
Abstain	20	9%
Ballots Received	235	

Bylaws

	Article Section Paragraph	Yes	No
1	A2, Para B	162	41
2	A3, Sec 3	176	28
3	A3, Sec 4	172	31
4	A3, Sec 6	178	25
5	A4	168	33
6	A4, Sec 2	176	27
7	A4, Sec 3	174	29
8	A4, Sec 4	175	30
9	A5	174	27
10	A5, Sec 2	167	37
11	A5, Sec 3	181	22
12	A5, Sec 4	173	31
13	A6, Sec 4	170	32
14	A6, Sec 6	156	41
15	A7, Sec 4	175	30
16	A8, Sec 1	179	25
17	A8, Sec 2	176	26
18	A8, Sec 5	177	27
19	A8, Sec 9	173	31

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20	A8, Sec 11	170	33
21	A10, Sec 5	166	39
22	A11, Sec 1	174	28
23	A11, Sec 2	175	27
24	A11, Sec 3	173	27
25	A12, Sec 1	173	28
26	A12, Sec 2	169	31
27	A12, Sec 3	169	34
28	A12, Sec 5	172	27
29	A13, Sec 1	181	20
30	A14, Sec 2	174	27
31	A16, Sec 3	175	26

2011 Annual Meeting Minutes - read and approved for the record

Member Forum

Jean opened the member forum by addressing a few issues of procedure:

- Members cannot assess other members; it must be done with a mail-in ballot with a 30 notice. No motions of assessment can be made by members.
- Members cannot vote ad hoc bylaws into law. A ballot must be presented to the entire membership for consideration of a Bylaws change.
- Members cannot recall the board. Because the Bylaws have a provision for removal of a director the membership cannot take an action to recall. This is per the RCW and RRO.
- Members can request a vote on an issue go to the general membership

Financial Report

Income Statement (Oct-Sept)	
Income	\$88,285.00
Expense	
Administration	28,371.00
Building & Grounds	20,417.39
Pool Maintenance	21,005.73
Pool Operation	6,561.14
Road	464.58
Social	622.89
TOTAL	\$77,442.73
Net Income Pre Insurance Tax and Extraordinary Items	\$10,42.27
Acctg corrections from 2010 and estimated 2011 payables	\$14,887.71
NET INCOME (Loss)	(\$4,045.44)

Cash Balances 2011-2012 (Oct-Sept)

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Checking	7,590.34
Money Market	32,008.41
Petty Cash	0
Pool Cash Box	50.00
Certificate of Deposit	6,943.13
Total Cash Available	\$46,541.88

Member forum

Carol Delahanty

- Carol discussed the 30K in the bank as a potential source of income to fund the pool needs estimate process

Jean Salls

- Described the pool budget

Joanna Weeks

- Requested an understanding of the pool fixed asset numbers

Bob Peetz

- Requested members sign up for committees

Chris Hendrickson (a member) made a motion from the floor requesting the addition of a new ad hoc committee and read a proposal. Dan Jones responded that this could be done by the membership as it is in opposition to our Bylaws. A discussion occurred about committees having no power to spend/obligate the community financially and therefore all costs must be removed from the motion. The committee cannot establish costs or timing but can make recommendations for consideration by the Board.

The original motion was re-read by Jean Salls (as per the Bylaws)

Dan Jones suggested a 'friendly amendment' be made to be inclusive on the committee members and make no pre-requisites or restrictions of member selection. Dan suggested the ad hoc committee be required to work with/as the existing committees, this allows all or any members to participate.

Chris Hendrickson accepted Dan Jones amendment.

New Motion Reads:

By November 10 2012, Pool Planning by members of the Pool Maintenance, Long Range Planning and Budget Committees will work with a nonresident facilitator, as an ex-officio team member and may consult with legal counsel as warranted. All legal counsel expenses and other costs will require prior approval from the Board of Directors.

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Under the overall objective of having the pool open as soon as a funding and construction schedule allow, the committees shall have three (3) tasks to complete by February 28, 2013, or sooner:

(1) To identify and evaluate various options related to the pool's future, including but not limited to needed equipment, a permanent pool cover, and repairs to the pool and its building, foundation, plumbing, and electrical system, and to recommend the best cost and timing options. A basic and simple plan to identify projects for contractor bidding shall be developed to guide these efforts; the plan shall also recommend an implementation schedule for ADA compliance from both a financial and legal standpoint.

(2) Investigate and develop payment options related to assessment costs and dues under task one and to select the approach that produces the best balance between recreational benefits and costs to members. The assessment total will be offset by the amount of donations accumulated for that purpose.

(3) Upon completion of tasks 1 and 2, the committees shall submit the findings to the Board and subsequently work with Board as appropriate.

Discussion:

- Facilitator could be supplied by Island County
- Timeframe of completion is very important to members

→Motion to approve the committee that would study the pool as above description:

Yes = 43, No = 0, 14=abstain

Motion is carried

Dustin Frederick

Provided his input and opinion on change to Bylaw: Article 6, Sec 4 - Removal of Directors

- Removal of a directors was questioned as a valid approach
- Belief that this bylaw is counterproductive to attracting members to the board

Sid Iverson

- Lake level questions
- Requested the board make no changes to the lake as he believes the aquifer would be in jeopardy.
- Another member objected to Sid's statements as valid as he has no input from the county.
- County directed ACBC not change the level of the lake but a tide gate repair could be accommodated.
- Maria Chamberlain read the report from Island County as to what repairs were permitted

Dustin Frederick

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- 5K challenge for pool donations – Dustin will donate \$5000 if 10 other people donate \$5000

Quorum ended at 4:00PM

Annual meeting adjourned 4:16PM

Notes submitted,

Karen Shaak
Secretary