

Tybrisa Beach Resort
Annual Members Meeting
Monday, November 7th, 2022

Meeting called to order by President Paul Whitaker at 7:09, he welcomed all owners to the annual meeting. He asked that we take time to remember Joe Price who recently passed away with a moment of silence.

Jeff Eastman, Secretary, called the roll and verified the quorum for the meeting. Board Members present: Paul Whitaker, President; Wayne Gay, Vice President; Jeff Eastman, Secretary; Kathy Duckworth, Treasurer; Member, Randy Puckett; Sheila Snyder, (absent); Member Charles Johnson (absent); General Manager Tim Smith and Legal Counsel, Charles Bowen were in attendance.

Meeting Notice

Bob Hook made a motion that we dispense with the reading of the minutes, second by Dale Smart; motion passed unanimously.

Paul shared that there were 6 candidates running for 3 positions; Jeff Eastman, Wayne Gay, Lisa Kressman, Karen Strange, Eric Wilhite and Larry Purcell.

Blanch Anderson volunteered to assist with the ballot and proxy count. Ballots & Proxies were collected, counted and added to those already received.

Nominating Committee report 7 applications, 6 candidates were selected for the election.

UNFINISHED BUSINESS:

Hurricane Matthew claims status/appraisal process settlement from our claim took 6 years. Paul shared the process regarding the details of the claim process. Charles Bowen at the meeting to explain the details of the process. After deductibles, the amount is \$1,700,000 in the bank for repairs. RR Restoration had already repaired the hurricane damage to the roofs Phase I & Phase II in 2017. After Thanksgiving, the renovations will begin. Flooring will be replaced, ceilings done in all, along with other Hurricane damages that need to be repaired

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Probably start in Phase I and owners moved to Phase II, process to have in-house exchange, transfer maintenance fees to 2023 or refund 2022 fees. Both sections have about the same extensive damage. Question asked about what has already been paid and balance that is available for renovation. RR was paid a remaining

balance of \$338,000.00 for roof work; Appraiser and umpire paid a total of \$134,000.00, leaving a remaining balance of about \$1,228,000.00.

Small policy for interior claims, \$250,000 filed; explained bad faith claim, and mediation that is scheduled.

Question? Who is deciding what gets done? R&R, Paul and Tim will walk have walked each room for damage and final repairs will be scheduled.

Original Dover Elevators had to be upgraded to modern standards at a cost of \$275,000.00. Reserve funds were used to fund modernization.

Transient Power Surge occurred (lightening event) the damaged phone, WiFi system/routers/switches/wiring, security camera system/28 cameras/wiring. Many components are on back order that are needed to repair the systems. Approximately 13,000-15,000 feet of wiring had to be replaced for the WiFi and Camera Security System. Question about surge protection, each access point, cameras and other areas will be covered.

A claim with Tybrisa's Property insurance was filed, estimated cost in excess of \$76,000 damage with a \$10,000 deductible.

NEW BUSINESS

Renovation schedule shared earlier.

Draft budget approval: hard copy mailed out with newsletter

Shared the insurance that may be up 30%---50%

Marketing increase question-

Budget detail question regarding general administration cost, and posting on the website. Difference between county assessment and the other taxes that Tybrisa pays.

Motion to approve the budget from Chris Eckert; Cheryl Murat second to approve motion; motion passed by members present.

Owner from the floor-

Parking motion owners not moved up in the underneath the villa, Ralph Richardson, second Chris Eckert \$25 fine, issue about summer parking still exists. Discussion about the whole parking issue

From the floor parking issue, storage of items under the building.

Point order, vote on motion: Motion withdrawn based on forming a committee.

Suggestion from the floor to form a committee to work on the problem, recommendation to use Zoom. Constant Contact send out to get a Committee formed.

\$25 resort fee, for non-owners fee limited to family owners

\$75 cleaning fee pay by renter if not a full week, motion by Chris Eckert. Discussion, second by Barbara Smart; motion failed.

Discussion about exercise room still closed, Motion to open up exercise room (Supplies are being stored for the renovation). Covid is not the issue.

Discussion about pool, no food in the pool area, it's a county rule not Tybrisa's, suggestion to have the county regulation posted.

Rear gate lock Atlantic Street, supply chain issue 4 month for replacement locks.

Suggestion Zoom meeting, changing annual meeting to a week-end day.

Interval International question, what is the process and how to do it? Owners have a 2-year free trial. No cost to the owners.

Furniture replacement during the renovation, condition of the items concerned, replace the furniture is about \$200,000 project. How the furniture is cleaned was explained.

Question about paying association unit maintenance fee and how rentals add to the revenue stream, day pass question and use of facility were asked and answered.

RESULTS OF ELECTION:

Leisa Kressman, Jeff Eastman, Wayne Gay elected.

Meeting adjourned.