

Tybrisa Beach Resort
Annual Members Meeting
Monday, November 1nd, 2021

Meeting called to order by President Paul Whitaker at 7:00, he welcomed all owners to the annual meeting. Paul shared that Tybee Shrine Club was gracious enough to let us schedule the facility for our Annual Members Meeting.

Jeff Eastman, Secretary, called the roll and verified the quorum was met for the meeting. Board Members present: Paul Whitaker, President; Wayne Gay, Vice President; Jeff Eastman, Secretary; Sheila Snyder, Treasurer; Member, Randy Puckett; & Member, Charles Johnson.

Meeting Notice - Given to Secretary Jeff Eastman, meeting called, Quorum met.

Bertha Bearden made a motion that we dispense with the reading of the previous years Annual Members Meeting minutes; seconded by Mark Vallier; motion passed unanimously.

Sheila Snyder, Treasurer, volunteered to count votes & Bertha Bearden, Owner, will assist.

Nominating Committee Report - Four (4) applications were received for the two (2) positions; with two (2) applications being withdrawn with the remaining two (2) placed on the ballot for election (Paul Whitaker and Charles Johnson).

Unfinished business:

Hurricane Matthew damage recovery status; still fighting with the insurance company.

The litigation process and the background of Everest Insurance Company. Explained the claim, including wind driven rain along with the roof damage claim and the frustrations of the Insurance Company delaying. A bad faith claim was filed. Following the rules of the policy, the claim was sent to the insurance appraisal process, requiring two appraisers; one for each side and an umpire, if the two sides could not agree on an amount for an award. We are currently in the appraisal process. It has taken a year to reach the current status with Tybrisa having an appraiser and Everest to select one. Hopefully in 2022 we should have resolution; its has been 5 years since the weather event.

Paul shared the details of the appraisal and umpire process. What amount is expected in an award; damages are between \$3 & \$4 million. The appraiser selected by Tybrisa has many years of experience. Our contractor speaks highly of the selected appraiser. There was a question about a list of damages. Multiple binders have been compiled with damage documentation, including

photos, diagrams of damages, repair estimates and additional required documentation. There was a question about what will be done with the settlement? It will be used to cover the repair costs of the damages. If there is residual funds, they will be used on other required projects such as kitchen counters and cabinets, along with showers in Phase II. Question about, maintenance schedule and repairs. Repairs will depend on when the damage award is completed and the amount of the award. Explanation included fact that Tybrisa still owes for roofs that have been repaired and completed.

Question about number of owners, and the maintenance fees that are in arrears. Shared the number and process to collect from delinquent owners.

Question about the owners who are in arrears. If Tybrisa rents them 70% to owners to 30% to tybrisa for units in arrears. Discussion regarding what is the cut off for turning them into the attorney. Desire from the floor to equal the foreclosure process, Paul shared the large number of winter weeks in inventory. Weeks not paid, does Tybrisa have use of that unit, then 30% goes to Tybrisa. Current inventory of association units and rental process.

Hurricane Irma damage recovery status that we experienced with our new carrier Lloyd's. They have settled with Tybrisa completely. Current projects at Tybrisa

Current projects - New queen beds in all units, phone system upgraded, Phase I stairwell repaired via engineer and other stairwells checked. A/C units in clubhouse and office building replaced, refurbishment in the clubhouse, major issue with the elevators (Dover bought by Thyssen-Krupp) modernization project underway (\$75,000 per elevator plus additional work, ie, control room upgrade – must be heated and cooled, steel door, stairwell and platform at door required, sealing of elevator shaft, etc - \$100,000), pool heater 4th in ten years (ordered canceled 4 times) currently scheduled for installation tomorrow, security cameras out of date and will be replaced, significant number of R22 refrigerant units, all units will need updated including stands and air handlers (\$300,000).

Elevators out of service, three weeks per unit, hopefully during slow season, question about funding for A/C and cooling for the elevators. A/C for exterior elevators is not recommended. Clubhouse opening timeline, when finished, date not known yet.

Question about having an inventory check-in process for units. Paul shared it is on the list of things to do. Feedback regarding the stains on the furniture and process for cleaning, covers possible? (follow up Sure Fit)

Question about increase in other income category resort fees, midweek cleaning, ice, vending (for follow up).

Narrative budget question \$437,000 what is it used for instead of just presenting the numbers. Question about increase in cost payroll, contract house-keepers, can we get a breakdown, elevators (admin cost)

Request for line item for budget to be emailed out.

Housekeeping number of employees (2) rest are contract.

Parking problems, day pass for visitors, 2 vehicles passes per unit, parking places available when not a full capacity, except from Memorial Day to Labor Day.

Owners why cannot use the parking lot when I come to Tybrisa, game room closed. Explanation provided.

Owner stated they were told to use the facility year round including parking. Explanation regarding parking from Memorial Day to Labor day restricted to Owners & Guests using their weeks due to high occupancy rate. Discussion about issue regarding how parking space is being handled. Appreciate that public is not allowed; perhaps 2 passes could be given out at checked-in.

New business: Approval of the draft 2022 budget,

Discussion about process for approving budget.

Motion to accept the 2022 budget by Sandra Harris, Seconded by Richard Halprin to approve the budget as presented. Motion passed; Votes were 13 opposed, 25 "yes" votes from attendees, 589 proxies voted to approve.

Election Results: Paul Whitaker and Charles Johnson reelected.

Motion to adjourn Bertha Bearden, Pamela Merry second, passed unanimously.