

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
May 20, 2020
6:30 PM Remote Call In**

DRAFT MINUTES

1. Call to order, 6:30 p.m.

2. Determination of Quorum

6 of 7 Directors present

Also present were SBCA members Bill and Wendy Cruttenden, Susan Newhouse, and Jennie Hawkins

3. Approval of Agenda

Moved: Shadrick

Second: Dir. Jurca

Carried without objection

4. Complaint about nuisance dog.

There was discussion about an anonymous complaint to the Board about a nuisance dog in the Ludlow Cove cottages (LC II). No one present complained about the dog. Two neighbors, and the dog's owners, said the dog was not really a nuisance. The Board determined that there was an insufficient basis to pursue the matter further. In the course of the discussion it was mentioned that the dog's owners had installed a fence, similar to fences that had been installed by the developer and by other lot owners in the village, to help contain the dog, and that the SBCA-ARC had denied the owners' after-the-fact application to install the fence. However, HOA officers explained that the village HOA is expecting to amend its supplemental declaration within the next month or two to authorize such fences.

Motion to suspend further discussion of the fences issue until the HOA meeting of the village has taken place.

Moved: Dir. Sprandel

Seconded: Dir. Shadrick

Carried without objection.

A letter will be sent to the Cruttendens by GM Torres that they should/can submit a new application to the SBCA ARC after they have accomplished amendments to their supplemental declarations.

5. Approval of Board of Directors SPECIAL Meeting Minutes From May 19, 2020 Meeting

Moved: Dir. Shadrick

Second: VP Sprandel

Approved without objection

6. Discussion of the issues regarding State 2 criteria for re-opening the Bay Club as noted in documents issues by the State via electronic means today, May 20, 2020.

GM Torres reported regarding the current status of this issue: The check-in system has functions for check in and check out for general check in and area check ins. This can allow monitoring the number of people in any given area of the club. The General Manager

summarized the expanded capabilities of the Bay Club “check-in system”. The GM and staff are working on modifying the system to incorporate self-check-in and self-booking of event space like for use of the pool, fitness center, woodshop, craft room by using a phone App. This check in process would eliminate the need for face-to-face check in at the Front Desk and use of the community check-in screen. Each user would use their own device or computer, remotely, or in the absence of smartphone or computer, would call the desk to reserve space for the member. Reservations on the system can be limited to a number of maximum users per period, compliant with safety standards (yet-to-be-determined) in regard to restricted occupancy under COVID-19 safety protocols. The Club could possibly re-open more easily if using a by reservation only system. This work is being done along with many other areas of focus in preparation of re-opening under a set of different service/care requirements due to COVID-19. Once there is a standard of service/safety defined specifically for our type of property, all of the preparations for re-opening will be adjusted to meet that criteria.

7. New Business: None

8. Old Business: None

9. Member Comments – None

10. Motion to Adjourn, 7:10

Motion to adjourn carried without objection.

Next SPECIAL Meeting of the Board, To Be Determined (early June, prior to the next regularly scheduled Board meeting).

Next Regular Meeting of the Board, Friday June 12, 2020 at 9:30 a.m.