**The Club at Mexico Beach Homeowners’ Association, Inc.**

**Board Meeting**

**Conference Call**

**December 8th , 5:00 P.M. CST.**

**ATTENDEES:** The Board members present on the call were, Jeff Adams, Brent Hamm, Mandy Luttenton, Shannon Glover and Sharon Holland. Adrian Welle of 4our SeaSuns was also in attendance, via conference call.

**CALL TO ORDER** 5:00 P.M. CST. The meeting was called to order at 5:03 P.M. CST by President Jeff Adams.

**WAIVER OF NOTICE**

Board waived notice of the December 8th board meeting.

**BANKRUPTCY UPDATE**

Jeff provided an update to the board regarding the bankruptcy process and that he has signed the agreement and they have filed the plan. Dan added language to indicate the post effective date legal fees would be included by the assessor Next court date is December 22nd where the judge is supposed to sign off. Jeff is going to follow up and ask how long we must pick an assessor and we need to interview the potential assessors

**POWER WASHING UPDATE**

Power washing has been completed and the invoice has been sent. A couple of balconies were missed on the 4th floor and they are coming back to do some touch up on the missed areas on December 17th. An assessment needs to be done on what needs to be redone prior to when he arrives. Adrian will check if he has a copy of the paint warranty, if not he will reach out to the painters and get a copy. Adrian will get Sharon into as many units as possible to assess balconies.

**OPERATIONS UPDATE**

The hanger’s installation is still in process. They will be back in January to complete this project as it is ongoing and the holiday season.

The gutter drainage issue was discussed. Adrian will continue to try and get a contractor to come and clean the gutters and correct the issues. Sharon suggested we reach out to the original gutter installer to attempt to have this resolved. Adrian will reach out to Gutter Solutions (Sam Littlefield) and see if he can complete repairs on the leaking joints and stagnated water.

Next, Pool/Hot Tub Vault replacement discussion ensued and the next steps to get this completed.

Shannon spoke to the board regarding the dumpster surround proposal. Shannon is going to reach out to someone to get a price to install or look at doing it ourselves with a couple of the owners. Adrian will follow up to get rid of the second dumpster until spring.

Adrian will reach out to see about getting an electric car charger with a fee like a vending machine. Adrian will report back his findings.

**ADJOURNMENT**: Meeting adjourned at 6:02 P.M. CDT.