**Decatur Head Beach Association**

**BOT Meeting**

**Monday, October 17, 2023**

**4:30 pm, via zoom**

**Attendance:**

**President-** John Mannetti

**Vice President, Reservations/DHBA Policy -** Jeff Garfield

**Secretary-** Cabin Standards & Fit n’ Finish**-** Sharon Schell

**Treasurer-** Cabin 4 Committee & Environmental Committee- Chris White

**Buoys/Dock-** Kelly Price

**Facilities/Maintenance** Richard Mesher

**Special Projects, Cabin 4 -** William del Valle

John opened the meeting with a short review of meeting goals and a look at agenda items for the Oct. 24th annual member meeting.

**Caretaker Discussion**- On Sunday afternoon of the BOT retreat, Rich shared with caretakers that the BOT would like to refresh Cabin 4 instead of proceeding with the approved remodel. Following this update, the caretakers indicated to Rich that they have reconsidered their intent to resign effective April 1, 2024. They would like to stay an additional year, until April 2025. Rich shared that the option to participate in refreshing Cabin 4 contributed to a change of heart. Anita stated that this project is something they can work on over the winter. Rich will share an update with members at the annual meeting on October 24th. The BOT unanimously approved to continue Seth and Anita’s request to continue their employment until April 2025.

**Cabin 4 Refresh**  The member approved remodel budget requires significant labor from Seth and Anita and they have indicated that it is more than they can support. At the annual meeting the BOT will propose to members that the current remodel plan for Cabin 4 be simplified to a Cabin 4 refresh. The refresh will update the cabin and address structural and functional issues without changing the cabin footprint or requiring a permit. The refresh will be done for significantly less expense. Anita shared with Rich that she will work with the Fit ‘n Finish Committee to select final finishes in Cabin 4.

The refresh scope was emailed to the BOT by Anita and was reviewed by the BOT. Chris commented that he would like to see a drawing of the proposed banquette which will address the additional eating space needed for a large cabin. William said that the DHBA has a completed engineering plan if we want to consider removing the posts in the kitchen area. The proposed refresh scope and estimated budget of $20K will be presented to members, with minor updates added later if needed.

William has agreed to share the Cabin 4 update and the decision to pursue a refresh plan at the upcoming annual member meeting.

**Prime Time Draw Update** The attached draft of the proposed update was discussed and reviewed.It was determined that these updates will be proposed to members at the annual

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meeting for discussion. Draw positions will be published in advance to assist members in strategizing their Prime Time requests.

To assist the BOT in understanding member preferences, members will be asked to submit their opinion on advisory questions in the online that will follow up the annual meeting. A member advisory vote will also be included to help the BOT understand member preferences on holding an in-person draw meeting.

The issue of single night stay on the Head is one of accessibility. It does not require member approval and will be removed the draft of proposed draw changes. This issue will be discussed with caretakers with the goal of implementing single night stays by the end of this year.

**Budget Overview** An updated proposed 2023-24 operational budget was presented for review. Kelly was unable to get current estimate for 2023-24 insurance costs. He will continue working with our broker to get a realistic estimate and further clarification of current coverage. Until we receive a current estimate, 15K will be used as a budget placeholder.

To cover anticipated 2023-24 operational expenses, the BOT discussed and agreed to propose member rental increases of $10/night for cabins and a $25/month due increase to $300/month. These proposed increases will be included in member voting.

Chris addressed CD options for investing savings and will continue researching options that fit DHBA needs. He agreed to review the 2022-23 budget, proposed 2023-24 budget and proposed payment increases at the member meeting.

**Capital Plan** The proposed capital plan was reviewed and edits were discussed. The following items were included; lighting implementation, berm gravel reinforcement, board replacement, fireplace inserts and bouy upgrades.William will work with John to finalize the plan for member review.

**Annual Member Meeting** An overview of BOT responsibilities for the Annual Member Meeting was reviewed. Kelly indicated he is unable to attend. The meeting will begin via zoom at 7pm, and will be recorded. John asked that BOT members send him their support materials as soon as possible.

The meeting was adjourned at 5:55pm (est).

Respectfully submitted,

Sharon Schell, DHBA Secretary

**Attachments:**

Proposed Prime Time Draw Updates

Proposed 2023-24 budget

Proposed Cabin 4 Refresh Scope

Proposed Capital Plan