

Bayshore Gardens Board of Trustees Work Session Minutes October 2, 2019

Trustees present were: Jim Frost, Steve Watkins, Dan Rawlinson, Terry Zimmerly, Belle Baxter, Sandy McCarthy, Sharon Denson, Barbara Susdorf and Thomas Williams. Residents present were: Allan Riga, Barbara Greenburg, Katie Chmiel and Morris Raymer.

Chairman Frost began the meeting at 7:03 p.m. with a pledge to the flag and roll call of Trustees.

Chairman Frost appointed Belle Baxter as new Banner Chair.

Discussion regarding John Ligon's visit in June, from Florida Municipal Insurance Trust. John, Insurance Agent for the District, discussed the requirements the District needs to have in place when a contractor does business in our hall. Our insurance only covers District sponsored events, not third parties and their guests. Each contractor should provide an insurance certificate with Bayshore Gardens listed as a certificate holder on the event policy. This includes any instructors that the District might hire, unless the District sponsors the event and makes the instructor an "employee." Mr. Ligon advised the board that we have sovereign immunity with a limit of \$250,000. Mr. Ligon had also advised the board that hold harmless clauses are not bullet proof. Mr. Ligon also advised the board that the marina is not covered.

The board discussed no subletting of the hall where a club or resident would rent a table to a third party. This event is not covered by the District's insurer per Mr. Ligon because it is not a District sponsored event. Each participant would need to obtain insurance coverage. The board discussed that they would like to eliminate subletting of any type. The residents are paying for the electric, a/c and clubs are using tax paid employees for set up, etc. and the District gets nothing in return while the club makes a profit. Nothing is paid back to the District.

The board discussed a new policy on how a proposed club/organization should come before the board to be recognized in order to use the facilities free of charge. It was suggested that there should be a certain percentage of Bayshore residents in the club to qualify for free use. The board will look into policy changes regarding clubs and district recognition.

Hall Renovations: Tempest is supplying smart home technology which involves the audio/visual equipment that will work in conjunction with one another. Terry reported to date, \$50,000 has been spent on the hall. Jim stated that the total cost will be \$200,000 which includes the smart system at \$37,000. Terry advised the board that funds can be moved from the budget, such as \$1,000 from the splash park, dog park, etc. to supplement the money for the hall renovation. The floor to be sanded and stained is projected to be approximately \$20,000 and is included in the renovation budget. Windows and doors are part of the renovation project.

Banner: Terry reported that the Banner lost \$15,000 last year.

Agenda Form and Policy: After the 7 day period and the posting of the Agenda on the website, any items to be added would be brought to the Board at the opening of the meeting and must be board approved to be added to the Agenda. There will also be an option to add the topic to next months agenda if the board feels it is not an emergency or has to be addressed at the present meeting.

Hall Monitor: The board has eliminated this position but still needs someone to open the hall and come back to lock up at event ending. The future plan is to place a FOB on the new hall door and the event times can be programmed for event times, eliminating a person having to open and close.

Hall Contract Revisions: Forfeiture of fees if cancellation is not done 30 days in advance which would give the office time to book the time slot/date. A provision needs to be in the contract that advises the renter that if there is any damage, the security deposit will not be refunded if the damage exceeds the deposit.

Trustee Denson wants to know if we can get a count of the number of visitors to our website. She would like a count.

The meeting was adjourned at 9:20 p.m.

A handwritten signature in blue ink, appearing to be "Jim P.", written in a cursive style.