

# VANDERBILT YACHT & RACQUET CLUB

## MEETING MINUTES APPROVED

### FEBRUARY 14, 2024

#### Call to order by the President

The meeting was called to order at 10:01AM by Adam Hill.

#### Establish a Quorum, Proof of Notice

A Quorum was established with the majority of the Board Members in attendance.

- Adam Hill, President, Larry Erb, Vice President, John Lawrie, Treasurer, Laura Fink, Secretary, Sal Barcia, Director, and Andreas Neumann, Director attended.
- Owners that attended: Dot Hornsby #503, Kim Neumann #701, Mike & Michele Sherman #702, Rita Foos #802, and Emilie Erb #1003.
- Liz Schoeppe, VYRC Manager, attended and verified the Proof of Notice was sent to VYRC's owners per the regulations.

#### Approval of Meeting Minutes

- The Board is now trying to approve Meeting Minutes prior to each new Board Meeting. This time, we needed to make an update after the Meeting Minutes had already been approved and sent to VYRC's owners. Adam Hill made a motion to approve the January 10, 2024 Board Meeting Minutes with redline from February 14, 2024 noted; Larry Erb seconded the motion, all were in favor, motion carried. Liz will re-send the redlined Meeting Minutes to owners after this meeting and have the redlined minutes added to VYRC's website.

#### Discussion Updates

DISH Wireless and Verizon have each presented an offer to rent VYRC's roof.

- DISH and Verizon are working to get final offers to Adam and Adam will share with the Board.

#### Milestone Inspection

- Liz sent the Board two estimates to review before this meeting. One from WJ Johnson for \$5,900 and one from Dynamic Engineering for \$7,500. Liz was asked to get references for Dynamic Engineering. We hope to pick the engineer at the next Board Meeting.
- Andreas stated that he was concerned about WJ Johnson's professionalism since their tennis court/parking structure opinion letter had several typos. He also believes the Milestone Inspection should include a review of the tennis court/parking structure.
- Andreas will talk to Dynamic Engineering about adding the tennis court/parking structure to their Milestone Inspection estimate. Liz will request the same from WJ Johnson.
- Adam will talk to Jason Mikes about what is legally required in the Milestone Inspection. Do we need to include the tennis court/parking structure or not?
- It was mentioned in the meeting that VYRC had two engineers come out and review the tennis court/parking structure recently: WJ Johnson and Socotec. Both will provide opinion letters within a month.

#### January's Suggestions and Discussion

- Adding another building possibility – the board discussed this topic. It was pointed out that this suggestion has been made in the past. No motion was made to re-investigate at this time.
- Where fourth handicap spot should go – The Board would like Liz to monitor the handicap parking this season and see if there's a need for another spot.

- Adding a flag at the end of the driveway – This was discussed. The Board asked Liz to purchase solar lights to line the driveway to make it easier to find the driveway at night vs a flag.

### **VYRC's Bank Account Balances/Financials (as of 2/8/24) = \$1,690,883 (down \$60,745)**

- First Foundation – Operating = \$156,673 (down \$47,567 from last month)
- First Foundation – Reserves = \$48,956 (down \$18,681)
- Wells Fargo Reserves – Cash = \$3,967 (up \$1,689)
- Wells Fargo Reserves – Money Market = \$155,110 (up \$688) (5.23% current yield)
- Wells Fargo Reserves – Treasuries = \$742,332 (up \$652)
- Wells Fargo – Cell Tower Money Market = \$583,845 (up \$2,474) (5.23% current yield)

### **Written Updates**

- Year-End Projects at VYRC
  - Extend Pool Wall: Wall needs to be painted and landscaper needs to fix the rocks behind the wall, about 85% finished.
- Beach Access Walkway Gates & North Side Fence
  - The permit to replace the two gates has finally been received. Russ Carter will provide the start day soon.
  - We plan to replace the north side chain link fence to match the south side. We must wait for the two gates to be installed and completed before opening a new permit to do this work.
- Greg Orick Dock/Lift Updates
  - Final items that will be done by Brad: 1. Remove a tilted piling by Dock #1 and install a new piling (centered with Dock #1's pilings). 2. Replace one strip on the last piling of Dock #1. 3. Replace the covers on two junction boxes; Dock #10 and Dock #11. Liz is waiting to hear the official timing for these jobs.
- Structural Engineer Projects
  - Monitoring Lanais: Email to Owners: Adam, Liz and Andreas need to finalize the email wording, what to include, etc. It will be forwarded for Board review before being emailed.
  - Lanai Waterproofing Inspections: Joe from JMC Engineering gave the board a discounted price to come up with a more detailed specification/bidding phase document since he already came out and looked at the lanais with Jim McKinney from BASF the manufacturer's rep. Joe provided us with four contractors to try and get quotes from per square foot. Steve from Imperial Painting and Construction came out and inspected. He plans to provide a detailed quote. It will be forwarded to the Board once received. The other three contractors wanted to wait for Joe's specification/bidding document.
  - Tennis Court/Parking Structure Review: This project is continuing to be analyzed. The sub-committee met with two reputable engineers to get an overall review of the parking structure and court surface. Each engineer will send over an "Opinion Letter" in the next week or so. Once we have these letters, the sub-committee will review and make a recommendation to the Board on which engineering company to engage and move the project forward. Once engaged, the engineering company will then develop specifications / scope of work for the overall project. It's possible the engineering company will be able to manage the entire job, obtain bids from contractors, and ensure the job runs smoothly. The sub-committee will provide the Board with updates in a timely manner. Due to how busy the schedules get for most contractors in the summer months, there may be certain items of the project that can start early. In the event there needs to be communication with the Board prior to the next Board Meeting, the sub-committee will communicate via email to the Board.
- T-Mobile Cell Service Antenna – upgrade of current equipment
  - This upgrade is currently on hold. Adam and Liz are waiting for new specs from T-Mobile.

- Electrical Projects
  - Nothing further to discuss will re-visit next year.
- Electric Bikes & Charging
  - Waiting for examples/language on what other buildings are doing. Will update as more information is received.
- Pet Policy
  - A sub-committee was formed to work on this item. Members: Adam Hill, Sal Barcia, and Laura Fink. An update will be provided in the future.
- Social Committee Projects (Emilie/Laura/Kim)
  - Tennis Court Surface Patching: Jesus removed a large area of tennis court surface down to the cement on the northeast side of the tennis court. See previous page: Tennis Court/Parking Structure entry under Structural Engineer Projects for more information on this topic.
- Digitize VYRC's Blueprints
  - There are several sets of original building blueprints in VYRC's office. Liz will work with a company, so we'll have electronic copies of those blueprints.

### **Adjournment**

Larry Erb made the motion to adjourn the Board Meeting at 10:51AM, Laura Fink seconded the motion, all were in favor, meeting adjourned.