

JEFFERSON BEACH ESTATES COMMUNITY, INC.
Minutes of the Monthly Meeting of the Board of Directors
8 March 2023

Everett Simila called the meeting to order at 6:35 pm

The meeting was held at the Jefferson Beach Estates Community Center.

Board Present: Boyd Malloy, Karen Bertram, Everett Simila, Kim Drew, Teresa Scott

Staff Present: Lori Zinc, Carl Watson

Residents Present: Dwight Talley

Secretary's Report

All approved the February '23 minutes.

Everett motioned for approval, Karen seconded.

MSP

Treasurer's Report

Lori presented the reports. At this point about half of the residents have paid their annual dues.

All approved the report. Kim motioned, Teresa seconded.

MSP

Maintenance Report

The new door is installed. Carl mentioned that the gap between the boat ramp and parking area is getting bigger. Everett mentioned that it should be taped off with caution tape. The feasibility study is happening next week.

Karen asked Carl to remove all of the "rules" signage at the park per the decision at the Feb meeting. She also asked Carl to install a secure lid on the water outlet near the utility pole and to replace the chains on the swingset swings.

Parks Committee Report

Boat ramp removal project

The site feasibility study is scheduled for March 14 or 15. (Karen will confirm which date.)

Karen sent letters to all JBE property owners along the bluff to make them aware of the study and to ask if they wanted to be informed about ways to prevent bluff erosion. Five responded 'yes.' Karen will follow up with them soon after the study is completed.

Park improvements

Karen and Dwight Talley met with Kyler Gracie, owner/operator of Gracie Landscaping & Hydroseeding, to discuss what's required to fix up the field along Jeff Beach Rd. Kyler advised we would need a big grader, topsoil, and seeding. It will run \$20k-30k depending on how much of the field we want to grade and re-seed. Dwight will look for a couple more landscape businesses to get additional input.

Karen will weed and mulch the rain garden this month. She would like to borrow a pick-up to get the mulch. Kim volunteered his. Karen to follow up with Kim.

Dwight is working to remove blackberry vines amongst the trees just across the seasonal stream. Based on the information we've collected to date, Karen recommends we focus on improvements to the playground area. This would include resurfacing and enlarging the ball court, installing a new and height-adjustable basketball hoop, installing a border around the playground, and doing light landscaping east side of the playground. Karen will gather estimates for these projects so we can vote on them in the April meeting.

Old Business

- Internet is in!
- Security
 - New front door is installed.
 - Cameras. Need to think further on the type and number that we need. Re-visit in April meeting.
- Onsite file storage is done.
- Karen/Everett met with Richard Carrigan, who has volunteered to be the website administrator.
- 2018 meeting minutes (electronic files) were found.
- Beach key policy. No change for now.
- Beach gate keys. Is it time to make a new set of keys and should we reconfigure the lock? No outcome to our discussion. To be continued.
- Park rules. Draft looks good but let's review final at next meeting.
- Beach Dock Ladder: Carl will check with Dave regarding size.
- Calendar of events:
 - Check with Dave about xmas singalong
 - Community picnic August 5
 - Annual meeting: Nov 11

New Business

- Karen suggested we install a projector and screen for the community center, as this would enable us to avoid paper handouts at meetings and might enable us to stream web-based videos. Kim motioned that we buy this for \$500 or less. All approved. MSP
- 2022 audit. Everett will review procedures with Lori.

Board Actions – Moved, Second and Passed (MSP):

February 2023 Meeting Minutes

March 2023 Treasurer's Report

Purchase projector and screen (\$500 or less)

Meeting Adjourned: 8:28 PM