

MINUTES OF THE BRPA BOARD – DECEMBER 14, 2021



In accordance with the bylaws, a meeting of the BRPA Board of Directors was held on Tuesday, December 14, 2021 at the pool clubhouse.

BOARD DIRECTORS IN ATTENDANCE: Norm Farley, Cameron Arterton, Cheryl Lytle, Bill Davidson, Jay Green, Bill Thomas, Ed Ervin, Tracy Patton and Ed Coleman.

The meeting was called to order by Jay Green, BRPA President at 7:35 pm.

The board approved the previously distributed minutes of the November 9 board meeting.

Bill Thomas reviewed the financials year to date which continue to be favorable. Boat storage rentals are at capacity. The Turkey Trot was a success, netting \$4,000. Bill Thomas reviewed a ten year estimate of capital expenses. Assuming consistent operating performance, we have the financial capacity to handle this projected level of capital expense.

Bill also reviewed the 2022 budget. It was updated from last month to reflect the higher management company cost resulting from the RFP process. The budget also includes \$25,000 for projects yet to be defined. The planned profit is \$22,000. There was further discussion of the budget for social events and the need to increase the insurance line item in the budget.

Bill Thomas led a discussion of what went well and “not so well” in 2021.

GOOD

Food Trucks
Master’s/Adult Swim
Happy to be Back—Community
Additional lap lanes
Social Events
MemberSplash
No fee increase
Marlins

NOT SO GOOD / Opportunities for Improvement --most important**

Additional hours
Heat/Cool pool
Bathrooms**
Cleanliness**
Sand/Pool Cleanliness**
Broken Furniture**
Front gate security/MemberSplash**
Misbehaving Tweens
Ball Throwing
Snack Bar**
Alternate activities – Kids
Clubhouse AV

We identified those opportunities for improvement that have budget implications to be: bathroom upgrades; clubhouse AV; cameras; fencing; a deck to face the bay; rooftop solar; conversion of wading pool to salt water. The board agreed that the priority items (and associated budget) should be:

- #1 bathrooms (\$10,000)
- #2 fencing (\$5,000)
- #3 cameras (\$7,000)

A motion was made, seconded and approved to approve the budget as proposed with these three priority items added.

Jay Green reported that the Ace Aquatics contract for 2022 has been signed following approval by the board via email. Jay also noted that the junipers that were recently removed will be replaced; we are planning to replace the wooden fence where the tree fell on it with wood fencing; there is further damage to the current aluminum fence that needs to be repaired. Jay will come back to the board at the next meeting with a proposal to address these issues.

There being no further business the meeting was adjourned at 9:25.

Ed Coleman
Secretary