

**BBCA SPECIAL BOARD MEETING  
MINUTES  
FEBRUARY 27, 2024**

The BBCA Special Board Meeting was called to order by Jenny Nicotra, BBCA President, at 3:02 PM. Board members present at the meeting were :

Jenny Nicotra, President

Clara Crane, Treasurer

Helen Mavrelis , Secretary

Bob Akins, Board Member

Susie Elliott, Vice-President, Via Skype

David Becker, Board Member/Chairman, was absent

**OLD BUSINESS**

1. Clara Crane gave receipts to Jenny Nicotra for Clubhouse maintenance, and asked that Jenny write out the reimbursement check to Clara. Receipts included cleaning of the Clubhouse after the party, stain and boards for the dock, mulch, and top soil.
2. Clara Crane passed out copies of a Satisfaction of Lien document to all board Members present. The document shows the Lien on the Clubhouse has been satisfied legally. Jenny said that she will post the Lien on the BBCA Website.
3. Clara also reminded everyone that the Coastal Clean-up is this coming Saturday, March 2, 2024.
4. Bob Akins reported that Ashley and Ruben are still working on providing us with new bathroom cabinets. He will give us an updates as they occur.

**NEW BUSINESS**

**Review by-Laws:** Reported by Jenny Nicotra

Jenny Nicotra read a copy of a letter, sent by Anna Bates, regarding her concerns that the existing BBCA By-laws need to be reviewed and changed. Anna gave some recommended changes to the By-laws for "Article 10": (1) change in the Fees (2) At least one BBCA Member, in good standing, must be present, and responsible, for any event that is rented by a Non-member.

Jenny summed up Anna's concerns to the following:

Is there a way that we can make the Clubhouse more accessible to residents, with lower costs, for those residents who want to use the Clubhouse for smaller events that cannot comfortably be held in their private homes? Susie Elliott added that Anna's concerns stemmed from the recent Bunco Game Night, which was held in Anna's Clubhouse.

Jenny and Susie made it clear that there is nothing in our By-laws that says anything about Clubhouse rental pricing. What Anna was referring to in her letter, was in the old By-laws, and not in the new Revised By-laws. The By-laws were rewritten in 2020, with all the Rental pricing statements removed during that revision. The By-laws were reviewed in 2023, and no changes were made during that review. Bob Akins reported that the reason the non-refundable rental fees went up, was to help cover the cleaning and the Liability Insurance costs. Our insurance agency indicated that our insurance rates would go up when the Clubhouse is rented more often. Clubhouse rental information will not be added back into the By-laws, secondary to insurance concerns. The policy for Clubhouse Rental is in the BBCA Clubhouse Usage Agreement.

Jenny Nicotra reported that she will download the current By-laws on Google Docs. Jenny feels that our current Bailey's Bluff Clubhouse Usage Agreement is fair for the larger, all day, rentals. However, questioned whether the rental fee should be lowered for those who want to use the Clubhouse for smaller parties and for shorter periods of time? Bob Akins brought up the point that the more we rent out the Clubhouse, the higher our insurance will become. The primary insurance concerns are how many people will be participating in the rental event. There was a question whether Bunco could be held at the Clubhouse, with all Bailey's Bluff residents invited. This would be completely separate from any existing private Bunco nights. Obviously, it would be first come first serve on the amount of people.

It was agreed that the wording would be changed slightly on the Usage Agreement to state that a BBCA member, in good standing, must be present during all rentals and will be the responsible Party. A Bailey's Bluff resident (non- member) must pay a greater non-refundable fee, than a BBCA member pays. No other changes were made to the Usage Agreement. The exact wording and proposed changes will be made, and the revised "Clubhouse Usage Agreement" will be presented at the next meeting.

Regarding the issue on the lesser fee for fewer people and shorter usage time, solutions were as follows:

- (1) There would be no fee for smaller groups, however, donations are welcomed. The group size would be limited to a certain amount.
- (2) The users are completely responsible for the cleaning, and leaving the Clubhouse in the condition that they found it.
- (3) The Board must approve all activities in the Clubhouse and usage cannot be on a regular basis.

Jenny asked Susie if she wants her to take over the Spring Fling, since Susie has a lot of personal issues going on. Susie reported that she can handle some of it, if Jenny would help out.

Jenny Nicotra moved that the meeting be adjourned, and Bob Akins seconded that motion. The meeting was adjourned at 3:49 PM.

Minutes were respectfully submitted by Helen Mavrelis, BBCA Secretary.