

Bear Point Civic Association
General Membership Meeting
January 27, 2019

Board Members Present

Sam Spencer-President

Grant Nichols-Vice Pres.

Dave Empfield-Treasurer

Kellie Thornton-Secretary

Jill Olinski-Board Member

Dan Hayes-Board Member

4:01 Meeting called to Order by Sam Spencer

Review of Membership Drive- 203 (12 turned in today), 141 including boat launch, 48 no boat, 3 family membership & 8 associate membership. \$25,135 total (\$1,940 raffle ticket & \$755 donations included in total)

Ask your neighbor if they are a member if they are not ask them to join.

Financial Report-Dave Empfield (Treasurer)

2018 Year End Expense: \$47,783

2018 Year End Income: \$63,366

Regions Bank: \$33,343, Alabama Credit: \$202,843, Cash on Hand: \$550

Total: \$236,741

***Insurance Report-Sam Spencer**

Reviewed current coverage of building/contents, general liability as well as D&O insurance. Current coverages are as follows:

BPCA Building- \$144,000

Contents: \$3,000

Deductible: \$1,000 / 3% wind & hail deductible

Premium Total: \$1,884.68

BPCA Flood: \$231,900

Deductible:2,000

Contents: \$5,300

Deductible Contents: \$2,000

Premium Total: \$3,421

Directors & Officers Liability Insurance: \$1,077

The current BPCA property policy is not enough to cover the replacement in the event the building is severely damaged. The board is currently looking at increasing the coverage. Our agent also suggested we look into getting Ordinance Insurance (Ordinance Coverage will help pay for efforts needed to meet the current building laws or ordinances) and is a currently getting quotes from other insurance companies for us to look at before our renewal on March 14, 2019.

Some members asked if we considered shopping around for other insurance coverage. After further discussion, the board is satisfied that our current agent, Ebert Insurance Agency, is acting as our “broker” and has shopped for the best pricing among other insurance companies. No further action was taken to change our selected agent.

Boat Ramp-Grant Nichols/Sam Spencer

Presentation of boat launch repair progress was reviewed with present members. Sam Spencer explained the work that was currently being performed. Spencer also asked if members had issues with the work that was being performed by the contractor to contact him or Grant Nichols as the contractor reported that a member had approached him on more than one occasion about his work.

The boat launch is going to require some significant upgrades and these have been broken down into three phases:

Phase 1: Repair of the piers at the boat landing; the repairs are being done by Docks & Decks. This is a reputable company and a review of their work on some of the docks in the neighborhood met the specifications outlined by the board. As of the meeting the east pier had been decked and awaiting an approach to be installed. The west pier is still under construction. Due to the amount of trash, rock and other debris under/along the west pier, the pilings had to be removed and replaced in order to get them to a sufficient depth to get the dock to be stable and safe.

Phase 2: Boat Ramp, Grant Nichols is currently forming a committee to look into all the options to repairing the current boat ramp. The projected date for this work to be completed is April 2019. The boat launch will remain in use during that time except for the time needed to set the new concrete ramps and approaches.

Phase 3: Security and Access: Looking into other options for security and access to the boat launch. Last year we paid over \$8,000 for a security guard and the board would like to put that money to better

use. A committee will be assembled to explore options available through technology and other means for implementation in 2019.

Pavilion - Sam Spencer

The pavilion is currently in need of attention, the electrical needs to be brought up to code, ceiling fan is broke, columns are rotten, the board is looking at all options. One member suggested relocating the outside cooking area into a lean-to type of structure that could be located on the west side of the existing BPCA building. This idea will be taken into consideration as we evaluate the viability of repairing the existing pavilion structure.

Several trees in and around the pavilion and beach area are in bad shape and need to be taken down. The board will appoint someone to research which trees need to be checked and the process for taking these down.

New Business

Members reported the BPCA Parking lot has people coming in late at night and leaving trash. Discussed a neighborhood watch to keep an eye out. Sam Spencer will contact the police chief and ask that they look for and question anyone parked in this area at night.

Members reported the BPCA trash cans are being moved down to the picnic area and used and returned to the building and not being place out by the curb for pick up by those that us them. All members were encouraged to pitch in and take the trash containers to the road on trash pick up days. With all members helping we should be able to resolve this issue.

Talked about calendar of events and future meeting dates. Spencer mentioned he had received feedback from some in the community that Sunday meeting dates are not the best dates for those members who do not leave in Bear Point. Those same members suggested possibly having the general membership meetings on a Saturday morning. One member suggested having two separate meetings. After further consideration, multiple meetings are not a viable option due to the fact it could cause quorum issues if not enough members are present when votes are presented. The board will take the comments and suggestions under advisement, schedule and communicate the General Quarterly Meetings to the membership before the end of February 2019.

Members asked about getting a new BPCA sign. Board Member Dan Hayes reported that a new sign has been commissioned and will be up soon. Members also discussed the need to tidy up the grounds around the building as that is the face of the BPCA. Spencer agreed and will explore with the board our options to spruce up the landscape in this area when the new sign is installed.

Spencer reported the BPCA will be offering different events for our residents and community. He announced some upcoming dates for a yoga class to be held at the community center. Spencer is also working to set up a "Shred It" day so that members of the neighborhood can bring documents they need to be shredded.

One member suggested creating a BPCA Directory for the membership and starting a newsletter to keep the membership informed of what is happening in our neighborhood. The board will contact a couple of members who volunteered to help host a committee to develop a directory.

Meeting was adjourned at 5:14 pm.