

**MINUTES OF MEETING  
OF BID-A-WEE BEACH PARK, INC.  
BOARD OF DIRECTORS  
SATURDAY, JUNE 12, 2021**

The regular meeting of the Board of Directors of Bid-A-Wee Beach Park, Inc. was held at TownePlace Suites, Pier Park on Saturday, June 12, 2021. Present were Rebecca Schwan, Treasurer and acting President; Maylon Clinkscales; Winston Griggs; John Hall; Mike Healy; Brad Holland; Phyllis Marinone; Regina Merritt; Wayne Middleton; Jo Ann Peak; Larkin Rollins; and Linda Tasco; which created a quorum for the transaction of business. Also present for the beginning of the meeting were Dee Gibson, outgoing Secretary and David Smith, outgoing President. Susan Buckner was absent.

Rebecca Schwan called the meeting to order at 9:05 a.m. Each Board Member introduced themselves.

**TREASURER'S REPORT:**

Rebecca Schwann, Treasurer, reported an update on financials. Checking account balance is \$30,477.99 and money market account balance is \$118,310.08.

**MEMBERSHIP REPORT:**

Dee Gibson, in her final report to the Board as the outgoing Secretary/Membership Officer, reported as of 12/31/20, we had 446 paid members (new record) and 440 active members. As of 6/12/21, we have 349 paid members. Also, we currently have only 25 members who have not identified an email address to receive BAWBP, Inc. communications.

Regina asked if we could consider adding an on-line payment option for membership dues. Dee noted the Board had historically voted no because of the surcharge for such payments. Secondly, there would have to be a way for members to designate their address or lot number to ensure payments were documented to the correct resident. There was agreement to consider what options might be available for future use.

Dee distributed Board Member informational packets to all Directors.

**OLD BUSINESS:**

Outgoing President David Smith reported on Margaritaville development being built to the east of Bid-A-Wee. Construction will begin on the beach side first and then the sales trailer will be erected. He passed around a "Preliminary Master Plan" to the board members. David says he has been in communication with Peyton Rogers to have the wall removed on the east side of our property. Several board members expressed concern over erosion with the removal of the wall. He also reported on activities to date regarding the Community Redevelopment Authority (CRA) project impacting Bid-a-Wee beach parking. He, along with Wayne Middleton, Linda Tasco and

Roger Denton (another BAW resident) met with David Campbell, City Council, and Morgan Hurst, Engineer for the City CRA Project in February. The CRA will be taking all of its right of way (100 feet north and south of Front Beach Road (FBR) as it proceeds with implementation of the approved CRA project. The intent is to mirror the work already completed East of us including single lane vehicle traffic lanes East and West, Tram lanes East and West, a landscaped center median, and sidewalks on both North and South sides of FBR. Pedestrian walkways and additional traffic signals will be included. The intent of the meeting with City representatives was to discuss how we might best obtain golf cart parking for BAW residents given the loss of our current roadside parking. The City was open to discussion and willing to work with us. David is willing to continue his involvement with this project, working to obtain the required approvals and permits to allow us to build 3 golf cart parking areas on BAW property. Our attorney has already indicated we are within the parameters of our Dedication as long as such parking is available at no charge for all BAW residents. The current plan is the creation of 3 parking areas; however, pending costs and logistics of building we may have to revise where and how many. A new resident to BAW and licensed engineer, Jack Arthur, has volunteered his time and expertise in helping prepare the necessary planning documents once the approval to move forward is obtained. Three critical things have to occur first:

- Legal approval regarding intended use of BAW dedicated property;
- Licensed Engineer plan and drawings; and a
- DEP (Dept of Environmental Protection) permit.

The current time frames for the CRA Project affecting us are:

- November, 2021 – Plans completed
- December, 2021 – Contracts out for Bid
- March-May, 2021 – Contractor begins development

Three of our gates are currently in the City's right of way and will have to be moved prior to construction. This is a BAW expense and responsibility. The widening of Gate 3 will also have to be completed prior to the onset of CRA development. David recommended this being done in January. The gentleman who has historically managed the gate reconstruction has moved out of state and Roger Denton has agreed to assume the responsibility. He is currently researching whether we need a permit for the repair to Gate 3. Also discussion about if golf cart parking is put on the south side of Front Beach, the gates may have to all be moved to be able to access more easily from the golf cart parking.

Some discussion ensued regarding the potential for a Board Resolution should we need to access funds from savings to accomplish our plans. This was tabled for future discussion.

Dee also brought up and went over beach chair rentals on the beach. As per our lawyer, residents and/or renters are allowed to hire vendors to set up chairs on the beach but a vendor cannot set up and rent on the beach. Simply having a vendor set up chairs does not break our dedication.

### **NEW BUSINESS:**

Rebecca Schwan led the discussion on officer responsibilities and nomination of new officers:

Rebecca suggested we consider a new Officer position to manage membership/communication given all the new activities anticipated in the coming year(s). Regina motioned; Brad seconded. Approval was unanimous, 13 yea; 0 nays

President: Winston nominated Linda Tasco. Wayne seconded. Approval was unanimous, 13 yea; 0 nays and she accepted.

Treasurer/Communication/Membership: Regina motioned Rebecca be retained, adding the new responsibilities of Communication; Winston Seconded. Approval was unanimous, 13 yea; 0 nays and she accepted.

At this point, Linda Tasco led the meeting as newly elected President.

Secretary: Winston nominated Regina; Brad seconded. Approval was unanimous, 13 yea; 0 nays; she accepted.

Vice-President: Jo nominated Brad; Phyllis seconded. Approval was unanimous, 13 yea; 0 nays and he accepted.

BAWBP, Inc. Board of Directors 2021-22 Officers:

President: Linda Tasco

Vice-President: Brad Holland

Secretary: Regina Merritt

Treasurer/Membership and Communication: Rebecca Schwan

Both Phyllis and Brad indicated their willingness to assist with Member Communications.

Establishment of an Ad Hoc CRA Committee:

Given the critical and time-sensitive work required by the impending CRA, the Board reached a quick consensus to form an ad hoc CRA Committee. Wayne agreed to assume the role of Chairperson. The following Board and members-at-large were discussed for membership: Maylon Clinkscales; Regina Merritt; Linda Tasco; Roger Denton; Jack Arthur; and David Smith. The role of the Committee is limited to

consideration of what action is needed to address the building of golf cart parking on BAWBP property for BAW residents, working with the City to facilitate their development.

Next, discussion ensued about the website, Facebook and member communication which Rebecca will be now heading up. Also, discussion about reviewing officer duties in the near future.

Finally, Linda suggested the newly formed CRA Committee meet to get as much information as possible together to present to the board before the September 4, 2021 membership meeting. Wayne agreed to get the committee together and have something to present to the board before the general membership meeting. Next board meeting was set for Saturday, July 24, 2021 at 8:00 a.m., location TBD.

Final questions/comments—July 4th parade will happen this year! More information will be forthcoming to the membership.

All votes held during the meeting were counted by hand. There being no further business, the meeting was adjourned at 11:05 a.m.