



## **Notes: Boca Royale Transition Committee**

Present – Russ Airington, Rick Krein, Dave Ballantyne, David Gillhouse, Frank Lugo  
Via Conference call - Howell Kelly, Elaine McMahon, Roger Smith

**Sept 10<sup>th</sup> 2021 @ 9.00 a.m.**

**1. Russ opened the meeting with an update on progress**

- Updates from each team
- Focus on teamwork and share workload when necessary

**2. Everybody thanked Elaine and David for their incredible work on communication**

**3. Frank asked about ongoing involvement of individuals on the LLC. Russ explained the LLC was set up with named individuals not CAB roles.**

**4. Rick reviewed the outcomes from the “Open Meeting” of Tuesday 7<sup>th</sup> September**

- Zoom facilities need expansion before next meeting. Due to be in place by 13<sup>th</sup> September
- Zoom offers a conversation recording option, which we can/will post on the website
- Dave B offered to set up video camera prior to next open meeting
- Points raised:
  - o Relationship between The Club and the HOA, raised constantly in all forums. Ongoing education is the only solution we have
  - o As the FAQ's grow it will become increasingly difficult to find content relevant to a resident's specific question. Grouping under topics will help
  - o Elaine and Dave G will have a look at possible options for management/search

**5. Elaine asked that the committee review the latest FAQ sheet prior to publication**

- Requested help with answers
- Discussed sharing remarks made by specific individuals, attributing them. Decided no, it was too much work for the team, and only increasing over time as the project continued
- We will consult with Dr. Fishkind and our legal consultant on RD and financial questions

**6. Russ raised the timetable and current progress towards milestones**

- Roger gave an update on both Building Engineering/Electrical and Architectural reviews. Cost estimates for the reviews obtained and submitted. Brief is

- Review situation at present
- Specify what's needed now or in the near future
- Costs of the above requirements
- Roger agreed that the companies retained could give an estimate of replacement value.
- The committee is waiting for the Neal Communities revised clubhouse structural and architectural modifications that are in progress.
- Pat has shared the structural report on the clubhouse. Primary issue is the roof and water damage. Roger says we need an "envelope study" – all external items including, roof, windows, flashing etc.

**Action: Russ/Rick/Roger to organize an Envelope Study**

**7. Discussion on wants and needs**

- Russ pointed out that needs being defined by ongoing studies – structural, golf course, racquets etc.
- Wants will depend upon scope of Neal "improvements" when we finally get them, then input from the community
- Buena Vista have been asked to input on the future sizing needs of clubhouse, based on their experience

**8. Frank gave an update on the NTE/Financial Model**

- Frank/Dave agreed to complete an FAQ on our proposed approach to NTE today

**Action: Frank/Dave to finalize NTE FAQ by close of play 10<sup>th</sup> Sept.**

- After meetings with Dr Fishkind, no doubt the Fair Market Value is most applicable method. Other approaches – Cost and Income – not easily applicable. Cost model being developed to provide a safety check on FMV

**9. Howell discussed his Boca Royale registered voters spreadsheet**

- Russ put up a slide of Howells registered versus Dave's estimated, both by Boca Unit. Useful for analysis and dissemination of resident support and concerns
- Howell pointed out that there is no electronic process in place for managing voting for either RD or election of supervisors. Will have to organize ourselves, presumably with Sarasota County oversight.

**10. Discussion around Unit Champions for communication team**

- Elaine pointed out the importance of opening the opportunity for all interested parties to volunteer. Unanimous agreement with this approach
- Dave agreed to come up with a process and application form before the end of Sept.

**Action: Dave to produce application form and process for the committee to review by Sept. 27th**

**11. Elaine and David presented their proposed Community Survey**

- Walked us through the form
- Outlined survey objectives
- David to send the slides to committee for comments/input
- Target is to get survey out to the community by month end (Sept)

**Meeting closed at 11.30 a.m.**