



P.O. BOX 480383  
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<https://birchparkbeachhoa.org>

**Board of Directors Meeting**  
**July 26, 2023**  
**6:00 PM**  
**Beach Community Center**

**MINUTES**

**I. Call to Order:** Brian Donaldson, President, called the meeting to order. In person attendance: Kim Couto, Dean Myerow, Brian Donaldson, Sharon Tiberio, Donna Greene, Jeff Scholes and Jorge Werlang. Not in attendance: Gustavo Sorgente and Robert Eldredge.

**II. Roll Call:** Roll was called, and it was determined a quorum was present.

**III. Approval of Minutes:**  
Motion made by Sharon, seconded by Donna, to approve the Meeting Minutes of the Annual Board Meeting on March 29, 2023. In a voice vote, the Motion passed unanimously.

**IV. Opening Comments:** Brian shared a new agenda outline.

**V. Treasurer's Report - Sharon Tiberio:**

Balance as of June 30, 2023 \$33750.98

Activity since last meeting:

Credits (dues paid) \$400.00

Debits (expenses)

    Corporate Annual Report \$ 61.25

    Annual Meeting \$159.46

    Website \$ 21.60

    Office Expense \$ 10.35

New Members: 8

Total Members: 112

**VI. Old Business:**

- **Numbering Trash Receptacles:** Brian recommended that the HOA purchase stick-on numbers and have Board members commit to putting numbers on all the neighborhood garbage cans. Jeff suggested printing our "HOA Trash Guidelines" and handing those out as well. Brian will send an email to all HOA members to notify them of the plan. Members and non-Members will have the option of addressing the issue on their own. Otherwise, Board Members will apply the numbers to the trash cans at the end of August or September as a courtesy. Non-members will receive a physical printout of the guidelines in their physical mailboxes since we don't have their email addresses.



**VII. New Business:**

- Election Results: Brian will send an email to George Heuser to thank him for his contribution in chairing the Election Committee and overseeing this year's election.
- Selection of Officers:
  - Board nominated Brian Donaldson as President.** Sharon made a motion to elect; Kim provided Second. In a voice vote, the Motion passed unanimously.
  - Board nominated Jorge Werlang as Vice President.** Brian made a motion to elect; Sharon provided Second. In a voice vote, the Motion passed unanimously.
  - Board nominated Sharon Tiberio as Treasurer.** Brian made a motion to elect; Jorge provided Second. In a voice vote, the Motion passed unanimously.
  - Board nominated Kimberly Couto as Secretary.** Brian made a motion to elect; Sharon provided Second. In a voice vote, the Motion passed unanimously.
- 100th Anniversary Event Ideas: Brian requested suggestions for what type of event the Board thinks would appeal to the membership. There were several ideas. The Board decided on **1) a casual cocktail social for Fall 2023 and 2) a big block party (to be held on 16th street) in Spring 2024.** Additional details will be discussed at the next meeting.

**VIII. Website & Social Media Committee - Jeff Scholes**

- Not a great deal of website traffic. Jeff will start posting monthly newsletters.

**IX. Vacation Rentals Committee - Donna Greene**

- Brian reiterated that the State of Florida dictates vacation rental laws. There is no required minimum number of rental days, and property rentals of 30 days or less must comply with City and State Short Term Rental requirements. The property owner is responsible for their guests, maintaining the property, and Code compliance, whether short term or long term. Donna and Brian will continue to notify the City of any issues that may arise. Brian will send out a membership email to specifically highlight our HOA parking guidelines as summarized on our HOA website.

**X. Board Member Comments**

- Jorge shared with the Board that a person/vagrant entered his property. If you leave your door unlocked and someone goes in, it is not an arrestable offense.

**XI. Adjourn**

***Submitted by Kimberly Couto, Secretary***

<b>2022-2023</b>	<b>Board Members &amp; Positions</b>
14 <sup>th</sup> Court:	Gustavo Sorgente
15 <sup>th</sup> Street:	Kimberly Couto, <i>Secretary</i>
15 <sup>th</sup> Court:	Dean Myerow
16 <sup>th</sup> Street:	Brian Donaldson, <i>President</i>
16 <sup>th</sup> Court:	Sharon Tiberio, <i>Treasurer</i>
16 <sup>th</sup> Place:	Donna Greene, <i>Vacation Rentals Chair</i>
17 <sup>th</sup> Street:	Jeff Scholes, <i>Website Chair</i>
17 <sup>th</sup> Court:	Jorge Werlang, <i>Vice President</i>
18 <sup>th</sup> Street:	Robert Eldredge, <i>Social/Membership Chair</i>