



# BIRCH PARK BEACH

HOMEOWNERS ASSOCIATION

P.O. BOX 480383

Fort Lauderdale, FL 33348-0383

<https://birchparkbeachhoa.org>

## HOA BOARD MEETING

May 20, 2025 at 6:00 PM

VIRTUAL

## MINUTES

- I. **Call to Order and Roll Call:** Brian Donaldson, President, called the meeting to order and Kimberly Couto conducted the roll call, noting the absences of Jacob Peart, Michael Goch, and Dean Myerow.
- II. **Opening Comments:** Brian Donaldson, President, noted the importance of monthly meetings to keep the Board's planning on track for the upcoming 100-year neighborhood celebration.
- III. **Treasurer's Report:** Dr. Sharon Tiberio reported a balance of \$37,917.61, 106 members, and the filing of the Corporate Annual Report with new Board members' names and contact information.
  - A. Brian noted he will need to submit an expense reimbursement report for the Air and Sea Show purchase of waters, snacks and 2 bags of ice each day.
  - B. Jeff Scholes requested approval to spend money for a Website Backup service. Brian suggested that the Board make a motion to provide up to \$250 per year to cover website back up. Gustavo made the motion, Josh seconded the motion, and the Board approved unanimously.
- IV. **Approval of Minutes:** Corrected Annual Meeting minutes from 04-02-2025. Sharon Tiberio made the motion to approve the corrected minutes and Gustavo seconded the motion. Roll was called and the motion passed unanimously.
- V. **Air Show Re-cap:**
  - A. Attendance Feedback: Brian noted that the Air Show had fewer attendees this year, and the show was shorter than usual. Gustavo mentioned that the shorter show might reduce interest in future events.
  - B. Scheduling Issues: Brian explained that the scheduling challenges were due to the availability of acts and the event date. Next year's Air Show is scheduled for Mother's



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Day weekend. The organizers are working on securing more acts for future shows.

- C. Community Feedback: Brian shared that some community members were unhappy with the event, citing the restricted beach access and the shorter show. He addressed these concerns by explaining the logistical challenges and the City's financial involvement in the event.
  - D. Air Show Followup: Compile and share feedback from neighbors regarding the Air Show, focusing on attendance and show length. Plans are to ensure that loudspeakers are available in the HOA area for the next Air Show to allow the pilots' and military families to hear the pilots' comments during their maneuvers.
- VI. **100-Year Party:** Brian initiated the discussion on the 100-year party suggesting a February 1, 2026 date.
- A. Event Date: Brian proposed February 1, 2026, as the date for the 100-year party, strategically chosen to avoid conflicts with major football events.
  - B. Event Ideas: Brian suggested various ideas for the event, including having music, food trucks, and a historical theme to celebrate the neighborhood's centennial which could include vintage decorations and attire by servers to create a nostalgic atmosphere. Food trucks may be more cost-effective and convenient, reducing the need for extensive catering arrangements, and may provide a variety of food choices.
  - C. He emphasized the importance of making the event memorable and engaging for residents.
  - D. Resident Input: The Board agreed to gather input from residents to ensure the event meets their expectations and preferences. This feedback will help finalize the event details in future meetings.
  - E. Logistics: Brian discussed the logistical aspects of the event, such as obtaining permits, arranging VIP parking, and ensuring accessibility for all residents. He also mentioned the need for a committee to oversee the planning and execution of the event. Kate Nelson may be willing to participate as a committee member due to her extensive experience in this area.
  - F. VIP Parking: Brian proposed arranging VIP parking and drop-off zones to ensure accessibility for all residents, especially those with mobility issues. This could involve reserving parking spaces and possibly providing valet services.



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- G. 100-Year Party Planning: All Board members are asked to reach out to HOA members to anticipate attendance and gather a realistic headcount for the 100-year party.
- VII. **Committees:** Old, New and Chairs. Brian proposed disbanding the Website Committee and the Vacation Rental Committee as their tasks have been largely completed.
- A. Website Committee: Brian suggested disbanding the Website Committee since the website is up and running, and Jeffrey has been effectively managing it. The Board agreed to this proposal to disband.
  - B. Vacation Rental Committee: Brian proposed disbanding the Vacation Rental Committee due to the significant decline in vacation rental bookings and the reduced need for active management. Vacation rentals have decreased approximately 70%; they are booking at 30% of the rate that they had the year before. The Board agreed to dissolve this Committee.
  - C. Action Item: Kim will share Vacation Rental Complaint line information with the Board. Kim will also assist the President in formally compiling all HOA members and vacation rentals in one list (to remain confidential) and provide each street list to the appropriate street captains.
- VIII. **Member's Questions and Closing Remarks:** Brian Donaldson, President. Brian assigned the task of gathering headcounts for the 100-year party to each Board member and emphasized the importance of accurate attendance estimates for planning. Details to be determined in upcoming Board meetings include party begin and end times, type of music, types of food and beverages, whether or not to consider a raffle to attract attendees, and whether or not to mail paper invitations.
- IX. **Adjourn**

*Submitted by Kimberly Couto, Secretary*

## 2025-2026 Board Members

- 14<sup>th</sup> Court: Gustavo Sorgente
- 15<sup>th</sup> Street: Kimberly Couto, Secretary
- 15<sup>th</sup> Court: Dean Myerow
- 16<sup>th</sup> Street: Brian Donaldson, President



# **BIRCH PARK BEACH**

Homeowners Association

|                          |                              |
|--------------------------|------------------------------|
| 16 <sup>th</sup> Court:  | Sharon Tiberio, Treasurer    |
| 16 <sup>th</sup> Place:  | Michael Goch                 |
| 17 <sup>th</sup> Street: | Jeff Scholes, Vice President |
| 17 <sup>th</sup> Court:  | Jacob Peart                  |
| 18 <sup>th</sup> Street: | Joshua Bellus                |