



Southern Point Shores
Homeowner's Association Annual Meeting
Minutes
September 30, 2017 (2-3 PM)
FINAL

- 1) Attendees:
 - a) Kate DePasquale (101 Isaacs Shore Drive)
 - b) Lisa Roddis (104 Isaacs Shore Drive)
 - c) Linda White (105 Isaacs Shore Drive)
 - d) Joan Mancuso (106 Isaacs Shore Drive)
 - e) Cheryl Myers (108 Isaacs Shore Drive)
 - f) Pam Schaefer (109 Isaacs Shore Drive)
 - g) Michael Maupin and Lela DeBaptiste (117 Isaacs Shore Drive)
 - h) Ed Serafin and Loretta Orzo (115 Isaacs Shore Drive)
 - i) Carole Ramos and Pat Catanzariti (121 Isaacs Shore Drive)
 - j) Bill Krause and Ellen Barag (123 & 125 Isaacs Shore Drive)
 - k) Proxy Papers submitted by Larry Leese, Mark Wells and Steve Miller
- 2) Opening comments from Carole Ramos, Board VP:
 - a) Issue: There was concern that the HOA had never legally adopted nor abided by the November 23, 2008 ByLaws as set forth by the Southern Pointe Shores (SPS) Developers. In particular, that we should have been utilizing a 3-person Board vs 4- or 5-person Board.
 - i) Resolved: Carole presented to the HOA original documents from the Southern Pointe Shores HOA Incorporators and Board of Directors clearly indicating on February 15, 2008, the SPS Board of Directors adopted the ByLaws in a document entitled "Action Taken in Place of the Organization Meeting of Southern Pointe Shores Homeowner's Association". The next document indicated that there was to be the first SPS Homeowner's meeting held at Mark Wells' house on November 23, 2008 allowing for lawful business to be transacted at that meeting. Finally, meeting minutes from the SPS Board of Directors adopted the election of the officers upon nominations duly made and seconded, four positions were elected and qualified; President, VP, Secretary and Treasurer (which officially occurred on 11/23/08).

ii) Adopted:

- (1) A motion was made by Bill Krause to accept Board of Officers to replace Board of Directors in the ByLaws and the number will be four. Michael Maupin seconded it. All were in favor but one Nay (Ellen Barag).
 - (a) Joan Manucuso's comment was to ensure that the verbiage indicates we have been operating legally under a 4-person Board.
- (2) A motion was made by Bill Krause to accept all previous minutes of the SPS HOA. Pat Catanzariti seconded the motion. All were in favor.
 - (a) Only comment was from Linda White to ensure that any changes made to ByLaws within the minutes are properly identified where we deviated from the original ByLaws in a log for possible addendum.
- 3) HOA members went around the table introducing themselves and then provided their feedback on how they would like to see the HOA and Community move forward. The overall consensus for people to work together and get past the blame. We are all neighbors and want to enjoy this beautiful community we live in. Overall priorities for everyone are the road, gate and dune.
- 4) Volunteers were requested for the Board:
 - a) Ed Serafin was nominated for Vice President by Michael Maupin, seconded by Lela DeBaptiste, all were in favor
 - b) Bill Krause was nominated for President by Pam Schaefer, seconded by Lisa Roddis, all were in favor
 - c) Carole Ramos was nominated for Secretary by Bill Krause, seconded by Loretta, all in favor except for one Nay from Pam Schaefer.
 - d) Ellen Barag was nominated for Treasurer by Lela DeBaptiste, seconded by Pat Catanzariti, all were in favor except for one Nay by Ellen Barag
- 5) There was discussion regarding the fact that; we now have a four person Board and what would be done in the event there is a tie vote on a specific issue.
 - a) Although not presented as a motion and voted on, there seemed to be a consensus that the 'specific' issue would/could then be presented to the HOA for determination. The Board will discuss this at their next meeting and consider possibly putting this out via email to the HOA for a vote.
- 6) There was a question raised regarding the insurance coverage Southern Pointe Shores carries. Carole Ramos provided a copy of the invoice demonstrating that we do indeed have 'Directors and Officers' Liability coverage for the HOA along with the Liability coverage on the gate and common ground. The policies are available for review with the rest of our Southern Pointe Shores administrative materials.
- 7) Treasury report from Acting Treasurer:

Income:

Annual dues for 2017 were \$500. This resulted in a total collection from all active HOA members of \$8000.00

Expenses to date (through September 30, 2017):

\$672.45 for telephone and electric for gate

\$1383 for insurance for gate and Board of Directors

\$190 for Gate repair

\$35 for mulch for front gate area

Running cash flow is \$7400.

- 8) Our annual dues have been held at \$500.00 a year. Please be prepared, unless otherwise stipulated, for them to remain the same for 2018; due by November 1, 2017. Ellen Barag will send out an email shortly reminding you where to send your check.
- 9) All new Business – The review of our HOA documents will be one of the first orders of business for the new Board. Since, the Board was charged with reviewing the docs and presenting their working ideas to the HOA for final discussion and approval; if you have any opinions regarding existing documents or new issues for discussion; please provide a brief outline to the Board for their review. It was stated that they will meet within the next two weeks to get started.
- 10) Meeting was adjourned

Meeting minutes completed by Carole Ramos, SPS HOA Secretary

Reviewed by SPS HOA Board