

October 19th, 2021 HOA Board Meeting Minutes

Meeting Commenced at 5:34 pm

All Board Members were present (Mike Floyd, Walt Brown, Lee McCreery, Skip Hull, Rich Dewey, Brian Kershaw, Brooke Agers, Chad Linkous) with exception of Sam McKnight - Had a Quorum

Approved minutes of July 2021 - Motion to Approve CL- 2nd- RD - All Approved

Financials - MF We have a \$46,000 surplus - Feel "Comfortable" with possible deficit for 2022 -App \$40K - Propose keeping \$10K in Reserve - Insurance will be increasing - Will need app \$30K for Lawyer Expenses, especially concerning SeaScape - Some ongoing Legal Expenses - i.e. - Delinquent HOA Dues - Estimate could be around \$20--\$25K for Covenant Legal Fees to be ReWritten - Management Fees to Increase MF advised Will York and a Team of Island Volunteers can repair the Park Dock for app \$1250. CL asked if we can go forward with the Greenway-Ditch Clean/Clearing Project - at least Phase 1 Motion to Approve CL - 2nd SH -- All Approved

SeaScape - MF Nothing new at this time -- Still waiting on County Commissioners to put on docket to vote on ---- (Update after meeting was over) date of Nov 4, 2021 5:01 PM for CC's to listen to our proposal to keep SeaScape in Conservation. Rezoning of Seascape area to "Conservation" and vacation of plat were approved by Commissioners on 11/4/21, but work remains to be done to get conservation easement and conveyance with deed restrictions as to ALL the County-owned property we believe should be placed in secure conservation status in consideration of our \$5 million in MSBU payments.

Emergency Contingency Plan - BK - Brian recommended \$20K

Drainage - BK - Brian asked for approval for \$25K for Phase 1 and requested \$9K of the \$25K for mobilization fee to retain Contractor for Ditch Cleaning & Clearing - Motion to Approve by SH - 2nd by CL - All Approved

Road Work - VG Weather and High Priority Jobs have impacted our Roads being repaired
Advised new start date is now late November 2021 - Road Plan for 2022 is complete, No other Re-Paving is scheduled until 2026
- Van also advised he will not continue to be the Road Work Committee Chair going in to 2022

Island Beautification - Lead an Open Position - Motion made by BA to repair Irrigation System for \$1275 - 2nd by CL - All Approved

ACC - Will York Ongoing Violations by Flynn Builders - Being Addressed by ACC - no further construction by Flynn until existing homes under construction are completed to a certain point and approved by ACC
Ryan - right now no effective Fining Process for ACC violations - Cheryl advised we need to get "resident volunteers" to be on a Grievance Committee- 3 Members - can not be related to a Board Member - ACC Committee met with Cheryl concerning updating certain covenants to be more definable so when warranted a fining process can be implemented and be effective.
Maurene advised she will not seek to be the ACC Lead for 2022 SH will take Lead to get information out to Residents concerning Grievance Committee and new Board Member Elections for 2022. SH made a motion for \$1250 for materials for Dock Repair to be completed by Will York and several Island Residents - 2nd BA - All Approved

Gate - RD Nothing New

Welcome Committee - Dennis for Jamie - 8 New Residents

New Business - MF made a motion for \$2500 for legal fee for Title Research for SeaScape
Walt and Brooke advised they will not be seeking to be on the 2022 Board
Cherly was asked how our funds - \$\$\$ is managed ? Advised some \$\$ are being managed by Synous Bank - \$172K at a different bank - All Insured
Speeding issues on Island brought up again - Walt asked Board members and or resident to email him locations for possible locations to place speed bumps
The MSBU numbers are the Final Numbers for each resident

Meeting Adjourned - 7:49pm