

Meeting Minutes for April 2021 HOA Board Meeting

Gentlemen and Lady,

Meeting commenced at 5:02pm via Zoom

All Board Members were present - Walt Brown, Chad Linkous, Skip Hull, Sam McKnight, Lee McCreery, Brooke Agers, Brian Kershaw, Mike Floyd, Rich Dewey

1st Order of Business --Motion to Approve Minutes from January 2021 and March 2021 Board Meetings Minutes -- Motion to Approve January 2021 by SM - 2nd by CL All Approved -- Motion to Approve March 2021 Meeting Minutes by BA - 2nd by SM -- All Approved

Financials - Mike ---- Mike advised overall we are in good shape to this point in year except that we need to start sending quarterly statements to Russell Bayou which their Treasurer has requested -- Over just a bit on Legal Fees - Over budget on Sally clean up -- Budget can sometimes be adjusted as essential unanticipated things come up - though it's far better to budget everything we can for the coming year by October 2021 Meeting example: Community Park - Greenways Budgeted at \$10K and current est cost is \$13K. Walt advised all to have budget requirements for 2022 by October 19, 2021 Board Meeting. Sam brought up Landscaping Contract - MF made motion to approve contract for existing person if \$\$ amount of contract are same as 2020 - 2nd by RD - All Approved

Emergency Contingency Plan -- Brian --- Brian still working on finalizing the Plan, continuing to contact County Reps - Debbie Bowers and Janice Gilley for FEMA paperwork (Entry Forms) so we will have in advance any potential Hurricane affecting our Island.

Brian advised working on budget - shared equipment only app \$15K. Mike advised we have \$10K in budget and have a "contingency acct" for emergencies. SM made Motion made to repay Brian for out of pocket expense \$125 incurred "cleaning up the island" 2nd - RD Approved by All Brian also asked for "volunteers" to help in the event of a Hurricane

Greenways - Sam --- Advised continuing to try and contact the Corps of Engineers concerning the cleaning of the ditch by Innerarity Circle. Agreement made the other Greenways need to be cleaned while waiting on proper authorities to make a decision on IC. Motion was made by BK to reimburse Steve Mims \$800.00 for cleaning out ditch near his home - 2nd by SH - All Approved ---

Additionally no other reimbursements will be made in the future without prior Board approval, except in genuine emergency situations. Chad will look into options to have water pumped out of low lying areas

Road Work - Walt advised scheduled Road Repairs will begin sometime in May - homeowners in streets involved will be advised in advance. Advised could not coordinate with the county on Causeway improvements - will have to be a separate issue,.

Island Beautification - Annette --- Entrance Sign - Rich Dewey along with Walt Brown will make the Entrance Sign not to exceed \$750 Motion to approve by SH - 2nd by CL - All Approved

Annette advised she could have the Entrance Fencing Made/Repaired and plants installed not to exceed \$400.00 Motion to approve by SH - 2nd by BA -- All Approved Street Signs - would like to have the signs wooden with some type of design/logo - Annette will look into this and get pricing by Oct 19, 2021 meeting.

Community Park - Annette --- Annette advised she met/talked with John McDaniel concerning the Boat Ramp - Dock He is helping to develop the Innerarity Townhomes Marina - He advised will need County/State/ Federal Approval/Etc. Annette/s suggest the Island just go with a Kayak Ramp - Kayak Ramp must be 25 feet away from Property Lines Annette shared the Pavilion would be app \$20 K - concrete slab - lumber - roof estimated 4-5 months for permits - will be back by July 2021 meeting with definitive costs. SM moved to table until more information concerning more definitive costs - 2nd by SH - Cheryl advised they will need the entire owner vote for a project and cost such as the pavilion . Annette will meet with SM and Mellissa Geary to accomplish by the July 2021 Meeting. Motion was made by MF to rent proper equipment to spread the dirt piles in the park to ensure safe conditions not to exceed \$600 - 2nd by SH - All Approved

ACC - Maureen --- Maureen advised Flynn Builders has 7 new lots for home to be built - 6 approved with changes by the ACC -- Superior Builders is building 1 home on NSWay - Has been approved. Some additional pools and fencing have been approved. Motion made by Sam to increase Impact Fee to \$1500 - 2nd by SH Mike and Cheryl advised the Board can authorize to increase the Impact Fee but Cheryl is going to run it by Attorney to confirm - All Approved

Brooke shared as long as Cheryl checks with Suzanne (Attorney) and we are within "reasonable" local limits - meaning in line what other local nearby neighborhoods charge we should be fine -- On the 2nd Impact Fee- there was a time when we charged what we called a secondary impact fee for those types of projects. At one point about 8 years ago a resident sued and said the covenants did not give us the ability to levee a 2nd impact fee. I don't recall if we went to court or mediation, but we basically lost and had to return the 2nd impact fees we had collected (Cheryl, it was when the lady on the island - Diana was Treasurer. So, unless the laws have changed and Suzanne advises

it would not be an issue, I do not think we charge an Impact Fee for secondary ACC requests

Gate - Rich --- Rich advised Keypad has been replaced - Rich stated need to get the 4 Fobs back from Talcon -- Sam stated he would get with Talcon to obtain the Fobs. Rich also advised he had not heard back from Amazon - Cheryl advised the \$4K insurance policy will be added

Welcome Committee - Jami --- Advised 3 new resident have moved onto the Island

Talcon / Sewer Issues --Mike advised still waiting on County - ECUA - for final Sewer Costs per resident - Mike also advised that proceeds from any "surplus" lots sold by county will go toward the MSBU and all road repairs that were Talcon's responsibility had been completed.

Etheridge - Cheryl --- Cheryl advised of the 2 major delinquencies - 1 had been paid in full and the other was making substantial payments.. Total HO Delinquencies down to app \$13K - will send notice letters by May 1 - next will be given to the Attorney. Cheryl also advised the new camera has been added to our insurance policy; the Russel Bayou resident who broke the gate had not made any restitution so information will be sent to our attorney

Seascape - Mike --- Mike advised we have retained a Land Use and Environmental Attorney - we still have some hurdles to get past but hope we are close to defining specific details to obtain Conservation- Recreation - Storm Water Mgmt. area

Other Business - Motion made by SH to have SM purchase locks for Seascape Gates not to exceed \$50 - 2nd by MF - All Approved

7:14 pm - Walt made motion to adjourn meeting - 2nd by SM - ALL Approved