

Board Meeting

10.6.2014

Board Members in Attendance

Tom Kiernan

Mike Smith

Carla Kesterson

Stan Mulder

Alyce Reames

Dock Boyd

Absent: Jaime Cellar

- This board meeting was held via a conference call at 5pm CST on October 6, 2014: Phone number dialed: 605.562.0020 Meeting ID: 670-698-274.
- The meeting was call to order at approximately 5:00 pm CST.
- The purpose of the meeting was to discuss hiring a management company and the date and time of the annual meeting.
- Bank: New signature cards to add President- Tom Kiernan , Treasurer- Mike Smith and Kevin Etheridge and Cheryl Kelley of Etheridge property management.
- The Board voted unanimously to hire Etheridge Property management Company. The vote had been contingent on hearing from our attorney. Tom made the motion to hire the management company and Dock seconded the motion.
- Meeting Date: The board discussed scheduling the annual meeting either November 1st or November 8th, 2014. The association bylaws state to meet on the 1st Saturday of November. Discussion was about time to meet per room availability as well as date for the meeting. Only afternoon times were available on both days. Mornings were mentioned due to competition with football games in the afternoons and the Greater Gulf Coast Arts Festival. Two board members could not attend in person on November 1st (Stan and Dock). Mike made the motion to meet on November 8th and Tom second the motion. Tom, Alyce, Mike, Dock and Stan voted yes to hold the meeting on November 8th from 2-4 pm at the Santa Rosa Island Authority. Carla voted no due to the time of the meeting. Cheryl Kelley at Etheridge Property Management will

be contacted tomorrow to send the mailing. We also discussed booking a year in advance to be on the scheduled day listed in our bylaws and have a 10:00 am meeting time for 2015.

- Addition items were discussed:
- Snakes have been reported by one sound side resident to Mike. We are not sure what kind of snakes or what can be done. We discussed contacting an exterminator.
- Dues: Raising the dues and how much was discussed. This was a question sent to the attorney. Per Art. IV Sec. 3(b) of the attached Declaration, the Board can adopt a budget and fix the assessment if it is no more than a 3% increase. Otherwise, see that section regarding owner approval. We discussed the fact that the dues had already been \$75 but lowered. If the dues had been increased 3% compounded over 42 years the amount would be \$86.52. Amounts of \$75 and \$100 were discussed. Presently we basically receive cable TV and lawn maintenance for our \$50 dues. We need more money to achieve any long term plans and to keep up with normal increases in regular expenses. The consensus was that \$75 would be the most acceptable increase by our homeowners.
- CPA: The board discussed contacting a CPA since we are not sure if, when or by whom tax forms have been filed. Carla mentioned a referral from the Association Attorney, Suzanne Blankenship to a firm that specializes in HOA work, Carlson and Co. It was mentioned that the management company would have referrals as well. Carla will call the management company for additional referrals and report after touching base with a few CPA's with HOA expertise.
- Revitalizing the Declaration of Covenant, Conditions and Restrictions: Per an email from our attorney Suzanne Blankenship, we were advised of the extinguishment of the Covenant due to an operation of a particular statute. Because they were recorded in 1972, they need to be revitalized under Chapter 720, Part III, FL Statutes. The email was forwarded to the board. It was mentioned that someone might try to not pay dues if they chose to spend the money to fight the Association legally.
- Board Meeting: Rules for Board meetings were discussed. Posting on the property 48 hours in advance and/or mailing were mentioned. Also, a regular monthly meeting time and place was suggested.
- The meeting was adjourned at approximately 5:45 pm CST.