

Minutes

EXOTIC ISLE HOMEOWNERS

MEETING OF THE BOARD OF DIRECTORS

Date: September 18, 2012

Time: 1pm

Location: 10101 S.W. Freeway, Houston, Texas 77074.

Directors Present:

Greg Arnim – President

Johnny Braniff – Vice President

Ken Lindsay – Treasurer

Caryn Arnim - Secretary

Members Present Were:

Frank Dorr

Members Absent:

Pat O'Connell

Greg Baxter

Mike Zabransky

I Call to Order: at 1:04 pm by presiding officer Johnny Braniff

II Quorum: five of eight Board Members present

III Reading and Approval of the Minutes:

IV Treasurer's Report

A. A summary was given by Ken Lindsay

B. Frank Dorr made a motion to approve Financial Report, Johnny Braniff second the motion.

C. Ken Lindsay expressed concern about a partial refund to Mike Hicks for assessment. Greg Arnim suggested that we seek legal advice. Johnny Braniff is to contact attorney David Tritter.

V Maintenance Report

A. Brief summary given by Frank Door.

1. Swimming pool issues resolved replacement of gasket. Chemical Supply good.
2. Equipment issues;

- a) Mowers have been down. Frank is going to look for another company to repair mowers. Vernon has been performing regular maintenance on mowers.
- b) Problems with tractor tire resolved. Upon the recommendation of Tommy Cain, Vernon will be placing tubes in tires.

3. Caretakers;

- a) Russell has been collecting form guests both ways on barge. Currently he is living in trailer and is to be on call 5pm-7pm and on standby after 7pm. It was determined that we have paid the caretakers direct for after 7pm barge trips, but always nice to tip them if after 5pm. Frank to discuss with him
- b) Russell seems to be working fine, issues with Vernon and Cody not showing up for work will be handled by Frank.
- c) Frank suggested that we try and put Vernon Weatherford on fulltime.
- d) Ken requested a TDL and Social Security Card for Cody-Caryn Arnim will get and forward to Ken Lindsay.

4. Caryn Arnim brought up Lawn Maintenance Companies-Frank Dorr said he is against. Johnny Braniff tabled.

5. Ken Lindsay mentioned the towers on the Exotic Island side need attention; bolts, replacement of cross members. Suggested that we get Vernon on it during winter months-Fran Door agreed. Some discussion about his pay while on towers, but no conclusions made.

6. Ken Lindsay also commented about the signs on the barge. Cary Arnim mentioned they were not adhering properly and were always on the deck of the boat and not visible. Caryn Arnim is to check into buying new signs for the barge.

VI Unfinished Business:

- A. Frank Door brought up the bulkhead issues and wanted to know where are headed. A discussion followed. It was agreed that the Association will move forward on gathering soil reports so that an educated decision can be made as to how to proceed.
- B. All agreed that the pond need to be ready for spring time. We will ask Kenny to get an approximate cost of repairing lining and possibly adding a water / light feature.
- C. Pool Furniture replacement seems to be tabled every meeting. Some discussion about getting rid of 5-6 pieces. Everyone is in agreement that we need to have something for next season. Caryn Arnim to contact Chris Baxter and get her pricing as well as some ideas for next meeting.

VII New Business:

- A. Discussion about insurance regulations and our pool. Our insurance company has demanded that the fence around the pool be replaced. They are requiring a commercial style fence be installed and at least 5 ft. high. We will need 2-4ft wide gates that have locks on them. Signs must be made visible as entering the pool noting NO LIFEGURD ON DUTY as well as an available phone that can be easily reached for 911 calls.
 - 1. Greg Arnim will get pricing on fence.

2. Caryn Arnim has already had the phone installed in the restroom. The number to the pool house phone is 979-863-7525 / the physical address to the island pool is 429 Exotic Isle, Texas 77414.
- B. Caryn Arnim discussed that in order to get the phone for the island she found out that we are not legally registered with 911. We now have a 911 address for the entrance to Exotic Isle on the Selkirk side as well as an address for our pump house. The addresses are:
Entrance 55 CR 243, Bay City, TX 77414 - Pump House 512 Exotic Isle Dr., Bay City, Texas 77414.
- C. Caryn Arnim let the board know that we now have an Exotic Isle Homeowners Association website; www.exoticisle.net . It was set up so we can be in compliance with the new Texas HOA statutes detailed in the Texas Property Code that were effective January 1, 2012.
- D. We will also have to update the Deed Restrictions and By-Laws for Exotic Isle to be compliant with the state of Texas. Caryn will check into updating all areas so we are compliant with the Texas Property Codes 2009.005 effective January 1, 2012.

VIII Adjournment:

There being no further business to come before the meeting, the meeting was adjourned 2:47pm

Respectfully submitted,

Caryn Arnim, Recording Secretary