

Exotic Isle Annual Homeowners' Meeting Minutes

Saturday, February 11, 2017, 1:00pm

Exotic Isle, Bay City, TX 77414

Directors Present:

Wayne Hutto, President
Mikey Mobly, Vice President
Caryn Arnim, Treasurer, Secretary
Cody Zabransky, Maintenance
Mando Badillo

HOA Members Present:

Sandy Badillo
Frank Dorr
Joseph Huerta
Jay Hughey
Jimmy Juhl
Ken and Dianne Lindsey
Laine and Mary Lindsey
Jack and Barbara Montgomery
Skip and Biddie Porter
Mike Zabransky

Member Proxies:

Caryn Arnim: G. Arnim, Groth Estate
Wayne Hutto: G. Baxter
Mikey Mobley: J. Braniff
Barbara Montgomery: B. Devitt

- I. **Call to Order:** at 1:11 pm by Wayne Hutto
- II. **Quorum:** 19 persons present, 12 homes **represented**
- III. **Approval of Minutes:** Caryn Arnim asked if there were any suggested changes to minutes from last meeting. None were requested.
- IV. **Treasurer's Report:** Caryn Arnim summarized annual report that was emailed to homeowners prior to meeting (Report attached to these minutes). Caryn explained that \$4,400 needed to be added to the total amount in the bank because of dues paid before the meeting, but after report was printed.

The financial impact of multiple floods during 2016 were discussed. Total amount is on report attached.

Consensus to tear down silted-in boat shed on back of island so it will no longer be taxed. (Taxes based on Google Earth view, not physical inspection)

Depreciation amount on balance sheet will be revised. CPA will be reviewing and removing items that are no longer owned by the island like the mobile home and mowing equipment.

V. **Maintenance**

A. **Condition of Equipment:** Discussion of deteriorating condition of equipment, both in need of repair due to coastal conditions and/or destroyed/missing/incorrectly repaired by previous caretaker(s).

1. Tractor has been repaired.
2. Boat motor has been repaired and is now on a maintenance plan with Busha's Boatworks.
3. Tram car floor is currently being replaced due to rust. Possible consideration might be galvanizing the car (per Mando).

Discussion and general consensus that island homeowners should no longer continue to use previous caretaker for island work.

B. **Pool:** Wayne Hutto updated members that the pool had been drained and cleaned with the intent to paint or do minimal repair, but due to the extent of the damage revealed upon draining (including a large gap/break in pool surface near south skimmer and severely pitted surface due to the application of dry shock directly to the plaster), complete repair and re-plaster was necessary. To facilitate the process and complete it before the pool had to be refilled, Wayne paid for the repairs personally. Additionally, it had been determined that the filter is undersized for the pool and the size pump required, which is partially responsible for the poor condition of the pool and is dangerous due to pressure in the undersized filter.

The pool surface, leaks, and deck work had been repaired at the time of the meeting. The pump/filter issues were scheduled for repair and installation in the upcoming week.

Wayne estimated the total cost of the pool repair is \$32,000 including what had already been completed in addition to the new pump and filter scheduled to be replaced.

Skip Porter made motion to assess for the pool, which was estimated to be about \$2,000 per owner.

Frank Dorr requested a more detailed examination of the island finances before moving the motion forward. Wanted to know, specifically, how much money had been budgeted for the tree trimming Caryn said that between \$2,000 to \$3,000 was budgeted every other year. This year, the island paid just over \$2,000 for the trimming which included dead tree removal, deadwood removal, and the cutting of low limbs that present a danger to people on mowers and equipment.

- C. **Water Well:** Frank Dorr requested a clarification of water well costs. Caryn Arnim said they were due to repairs based on the State of Texas inspections, water analysis mandates, and requirements, including sampling, in addition to the \$400 a month the island pays to a Richard Serril, who is commissioned and licensed by the State of Texas to inspect the water well. He inspects it, adjusts chemicals, and sends off samples required by the state.
- D. **Garbage:** Garbage removal will resume now that Jerry Bob Morrow is working part-time (contract labor, not employee) for the island. Will pick up trash at on Monday, Wednesday and Friday. Homeowners were asked to put garbage in bags inside critter-proof trashcan and let Jerry Bob know there is trash.
- E. **Lawn Service:** Former company went up in price, so alternate bids solicited. Several bids received, and an acceptable trial mow done by Patterson. Caryn explained that all mowing companies considered must have general liability insurance according to the island insurance company, which requires a copy of the mowing company's policy.

Barbara Montgomery said that in her capacity as a realtor, she believes the high fees are scaring off prospective buyers. Wayne said that to him, stating lower fees to potential buyers in order to sell, knowing the fees will not be sufficient to cover costs, and not being able to accurately predict additional assessments, felt deceptive. Stated that as president, his duty is not to people trying to leave, but to those who plan to stay.

- F. **Road to Island:** Difficulties of getting approval to build road through nuclear plant discussed including the history of prior negotiations by Skip Porter. Agreement that post 9/11 regulatory constrictions make this unlikely. Mikey Mobley has a friend looking into this option currently.
- G. **Bulkheads:** Agreement that the bulkheads are the biggest issue facing the island. Barge slips are beginning to fail. Wayne mentioned his negotiations with Shawn regarding the purchase of his bulkhead equipment. Wayne owning the equipment would mean being able to build island bulkheads at cost for materials, labor. Wholesale vs. retail.

- H. **Parking Lot/Boat Sheds:** Mando offered to scrape and level the gravel on Selkirk side, with the homeowners covering material costs.

Discussion about improving boat sheds and possibly adding a few.

Caryn Arnim said that ring road on back of island near her home is unusable after rains and that road material is needed on back of island in low spots. Cody Zabransky said that he had gotten an estimate of \$30,000 for materials for improving the entire ring road. Discussion of what it would take to raise the road in the area of concern sufficiently to improve conditions and the likelihood of new materials silting over after next river rise.

- I. **Tram:** Caryn said that due to drainage issues, rock instead of mulch should be used in gated areas at tram landings and there is a need to repair/replace chain link fence surrounds.

Cody Zabransky said that keypads on tram malfunctioning intermittently. Need to be replaced.

Workers (who are trained in proper procedure by homeowner) are permitted to use the tram using a code that will be changed regularly, not homeowner's code.

Barbara Montgomery asked whether these improvements being discussed were on top of the monthly fee. Wayne said we will apply surplus (if any) each year and assess the rest, pending homeowner approval.

- J. **Enforcement of Deed Restrictions:**

Discussion of leash rule: Frank Dorr expressed concern regarding loose dogs on the island.

Wayne Hutto requested homeowners take care of loose items around house and general maintenance of property including upkeep and paint. Jerry Bob is available (for pay on his own time) to pressure wash homes using the new island pressure washer.

Jay Hughey requested clarification of the requirements for approval of home improvement. Answered by Wayne: no architectural committee. Just submit proposed improvements to board. Don't do anything crazy.

VI. **Other Business:**

- A. Mike Zabransky brought up need for accuracy in charges for barge trips to offset cost of barge upkeep. Caryn explained past caretaker did not keep accurate records of who used the service. Plan to improve the recording

system. Sign in sheet that owner or representative would sign to acknowledge charges.

- B. Frank Dorr made motion to assess for pool improvements and Skip Porter seconded. No nay's. Motion approved.
- C. Approval for Jay Hughey to serve on board pending ownership of property. No objection by homeowners.
- D. Written ballot/vote for 2017 officers:
- E. Officers for 2017 announced

Wayne Hutto, President
Mando Badillo, Vice-President
Caryn Arnim, Treasurer
Jimmy Juhl, Co-Treasurer
Laine Lindsey, Maintenance
Jay Hughey, Co-Maintenance
Mary Lindsey, Secretary

VII. Adjournment: Meeting adjourned 3:28pm

Submitted 2/12/17 by Mary Lindsey, EIHOA Secretary