

**Exotic Isle Homeowners Association**  
**Board of Directors**  
**Meeting Minutes**  
Wednesday, February 10, 2021, 7:00pm  
Exotic Isle, Bay City, TX 77414

**Directors Present:**

Mark Pruitt, President  
Caryn Arnim, Treasurer  
Jay Hughey, Secretary  
Melissa Braniff, Board Member

- I. **Call to Order:** at 7:00pm by Mark Pruitt
- II. **Quorum:** 4 Board Members present, 4/5 Directors represented.
- III. **BOD 12/2020 Action Items List - Status/Progress Reports:**
  - EIHOA Meeting Minutes - Jay H. progress report
    - 2020 Annual Meeting Minutes - complete, Jay will upload to EI website.
    - 12/9/20 and 12/30/20 Board Meeting Minutes -draft Minutes in progress; Jay will complete drafts for review and comment by 3/21.
  - Contact Wayne Hutto regarding yearly dues - Mark Pruitt to call Wayne by 3/21
  - Letter of Notice to Delinquent Dues to EIHOA Members - Mark P. progress report
    - Letter template complete - Mark to send out to delinquent homeowners by 2/13/21, current mailing addresses needed,
    - Caryn A. to provide current addresses for Badillo, Juhl and Davitt. Jay H. to provide current address for Carl Groth.
  - Tower Repair Project - Jay H. progress report
    - Reduced scope of work for high priority structural steel repairs and minimum required corrosion abatement has been completed by Jay H. Including evaluation of criteria and recommendations for implementation strategy were presented for review to Bubba and Caryn Arnim and Mark Pruitt.
    - Structural steel repair scope of work documents will be prepared by Jay H Bubba A. will pursue contractor bids with assist from Jay H, as needed.
    - Corrosion abatement scope and cost will be further developed with input from possible contractors. Several strategies to complete the work were discussed as viable possibilities. Methods of documentation for the work will vary dependent on budget, phasing requirements and bid strategy.
  - Tram Operator Training Video project is in progress. Mark P and Jay H. have prepared a script and story sequence, on site video filming work and explanatory diagrams to support the script sequences have been completed and are ready for

editing. Availability to complete this phase is delayed approximately 6 weeks. Jay H. will prepare an interim solution by editing the script and adding images and diagrams to the narrative such that it can serve adequately as a training guideline for upload to the website until the video is completed.

- Bylaws Revision and Repair: Caryn Arnim and Darrell Rogers to develop list of revisions and framework for implementation. Caryn A. to schedule a meeting with the Attorney to transmit scope of revisions needed.
- Flood Valve evaluation and repair - no progress to report.
- Security Camera and Monitoring - no progress to report. Camera equipment installation is awaiting internet and modem installation by service provider.
- Carl Groth Lot - execution of Deed document transfer to EIHOA - Jay H. to meet with Carl Groth, tentatively in March.. Schedule to be determined.
- Exotic Isle vehicular access, emergency access; strategies for long term solutions - Melissa Braniff reviewed progress on several initial steps toward developing a viable strategy for road access to the Island through the power plant. She successfully made contact with an executive level STP representative and initiated discussion of key issues involved. She outlined other potential elements of an overall solution. See IV below for additional details of the discussion.

#### **IV. Exotic Isle Vehicular Access Road Project:**

- **Progress Report:** Melissa Braniff contacted South Texas Project CFO, George Harrison and successfully opened discussion of vehicle access to Exotic Island, identifying issues of concern for Exotic Isle access as well as security, maintenance and other issues of concern to STP. The existing deficiencies of greatest importance included: inadequate emergency vehicle access to the Island which can have dire consequences for life safety and for property protection. The current ad hoc and essentially unmonitored access through STP property for Island vehicle access is inadequate to fulfill important security protocol for STP.. A range of possible steps to mitigate immediate problems were identified and discussed as were potential strategies for a more comprehensive solution to the long range need for permanent and durable road access to Exotic Island. Possible solutions discussed include: George Harrison to consider making improvements to the existing ranch road; researching precedents for access easements over STP; and researching potential for re-opening portions of the abandoned County road 521. Melissa will contact County regarding status of CR 521 and viability for re-opening for public use or limited EIHOA use.
- **Related Issues and Recommendations of the Board**
  - Exotic Island needs an STP Security contact and phone #
  - Exotic Isle could offer to provide STP with an EIHOA Owners and Residents Roster with contact information.
  - EIHOA could develop a Back Road Use Policy
  - Establish notification protocol with STP to address the need for vehicular and equipment access for contractors or third party service providers.

#### **V. Line of Credit Use**

- Caryn Arnim reported that the Prosperity Bank Line of Credit was used to pay approximately \$6,000 in property taxes and that the loan would be repaid in a few months as approved by unanimous consent of EIHOA at the 2020 Annual Meeting.

**VI. Board Elections:**

- Mark Pruitt announced his intention to resign immediately, his position as President of the Board of Directors and would remain active as a Board Member. Mark Pruitt made a motion to appoint Melissa Braniff to serve as Interim President of the Board of Directors, until such time as the next Board Election is held at the 2021 EIHOA Annual Meeting. Caryn Arnim seconded the motion. The motion was approved by a unanimous vote of the Board Members present. The 2020 Exotic Island Homeowners Association Board of Directors is shall henceforth and until the 2021 EIHOA Election be comprised as follows:  
Melissa Braniff, Interim President  
Darrell Rogers, Vice-President  
Caryn Arnim, Treasurer  
Jay Hughey, Secretary  
Mark Pruitt, Board Member

**VII. Adjournment:** Jay Hughey moved to adjourn. Mark Pruitt seconded. Meeting adjourned at 8:30 pm.

Submitted 3/16/2021,  
by Jay Hughey, EIHOA Secretary