

## **Minutes of BOD Meeting – July 4, 2015 at 9:30 AM**

**All BOD members attended.**

### **I. Purchase of Off-Shore Lots by HOA**

**Bryan McGann updated the BOD on developments regarding the 16 offshore lots to date.**

To date, two HOA members are planning to buy 3 of the lots to use as septic repair/reserve lots.

Sundial is going to keep 1, which leaves 12 lots.

Sundial will designate these 12 lots as septic repair/reserve lots, which its developer rights allow them to do.

Current owners of offshore lots can ask the county to designate their lots as septic repair/reserves. From what Bryan learned, he does not think there are any impediments to doing so, but individual lot owners need to confirm this with the county. All septic repair/reserve lots are exempt from HOA dues.

Once the 12 lots are designated as septic repair/reserve lots, Bryan will write a summary of the next steps needed for the HOA to vote on the purchase of the lots as well as background information to be sent to the HOA membership prior to the annual meeting, when the HOA will vote on the purchase of the lots.

One issue discussed was whether once the HOA owns several of the offshore lots, should HOA members needing one of the lots for septic repair be required to pay the HOA the amount paid to purchase the lot.

The BOD members agreed that HOA members should pay if they need a lot, but the HOA must approve this. The resolution to purchase the lots will include a separate provision regarding re-sale of the lots to OFE HOA members, and HOA members will be able to vote on it separately.<sup>1</sup>

**Bob Atwell, the Treasurer updated the BOD on budgetary issues**

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<sup>1</sup> At the subsequent annual meeting on November 1, 2015, this issue was discussed and as there was general agreement that HOA members who need one of the septic reserve/repair lots should pay for the lot, the issue was not put to a separate vote.

Because the HOA does not have sufficient money in reserves to purchase all the lots at one time, if the purchase is approved by the HOA, it will likely purchase up to 6 lots this year and the remaining lots over the next 5 to 6 years; the exact time frame will depend on the HOA's dues income and expenses.

Bryan McGann will ask Tom Skinner to review the relevant provision in the Covenants regarding the HOA's purchase of the lots.

If HOA members who currently own offshore lots have them designated as septic repair/reserve lots, then the lots will also not be subject to HOA dues. Currently 5 HOA members own offshore lots. One has expressed interest in converting it to a septic repair/reserve lot and it is possible 2 others may be interested as well. If they do, then the amount of dues collected will be reduced and it will take the HOA a longer amount of time to purchase the offshore lots.

Bob will prepare financial information to be sent to the HOA members prior to the annual meeting, explaining how the HOA can pay for the lots.

Bob also requested that we ask for volunteers from the HOA general membership to review the HOA financial records.

### **Possible well on offshore lot**

There may be an unused well on the offshore lots. It is not certain whether it is on one of the OFE offshore lots, or on the property belonging to Pamela St. Lewis (one of Willie Robinson's heirs).

Bryan will alert the county to the existence of this well, and when they survey the property they will determine its exact location.

## **II. Covenant Change regarding Fencing**

All BOD members approved the wording of the Covenant amendment.

Janet will prepare the amendment and the voting ballot to be sent to HOA members.

### **III. Letter to HOA members regarding screening requirements for gas tank on HOA member's property.**

Bob Atwell recommended some changes—the addition of an option to screen the tank with a lattice fence.

All BOD members agreed. If a fence is to be added, the owner will have to submit the plan to the BOD for approval. Janet will revise the letter and send to the BOD members for their review.

### **IV. 2015 Annual Meeting Delay**

The OFE Covenants require an annual HOA meeting to be held either the 3<sup>rd</sup> week of June or within 30 days of that time period.

Because of other commitments, the BOD has been unable to meet until today. Given the requirements for 30-day notice of annual meetings, Janet O'Keeffe proposed, and the BOD unanimously approved a resolution to delay the annual meeting until all of the activities needed to sell the off-shore lots to the HOA have been completed. It appears that the earliest date will be in mid-August.

Janet will send out a call for nominations for the BOD election in the next week, and inform the HOA membership that the meeting will not be held before mid-August. All information about the issues to be discussed and voted on at the meeting need to be sent to the HOA membership 30 days prior to the meeting.

**Minutes submitted to the BOD for review on July 4, 2015 by Janet O'Keeffe.**

**Minutes edited by BOD and approved on July 9, 2015.**