

MINUTES
SBIA BOARD MEETING MAY 25, 2023

5:30 pm via Zoom

Present: Patty Kaiser, President, Mark Elliott, Vice-President, Suzie Yost, Treasurer, Sam Singer, Chris Frazier, Chris Vanni, Karl Simmons (via phone until 7 pm – in Arizona)

Call to order at 5:30 pm

Previous Minutes, March 19, 2023

Minutes were sent out and read by board members in advance of the meeting. Chris Vanni made a motion to approve the Minutes and Suzie Yost seconded the motion. Minutes were approved.

Treasurer's Report

Suzie Yost gave the Treasurer's Report

87% of dues have been paid for a total of \$17,700 plus a payment of \$300 from the previous year was received.

38 homeowners paid the full amount of the Special Assessment (43,509), and 23 homeowners made the first installment (\$13,052.10), for a total of \$74,561.10.

Expenses to date this year total \$4,115.28.

The general fund balance is \$70,191.37, the capital roadway fund has \$12,520, the capital stairway fund has \$18,500, and beautification fund has \$1,220.95 after paying for Spring Clean Up Day and the trimming of the Cypress trees. The balance of the general, capital, and beautification funds equal \$102,432.32.

It was discussed that garage lots do not pay dues or special assessments, only lots that are able to obtain a building permit pay dues of \$100.

Suzie has made phone calls to homeowners who have not paid their dues or the special assessment and will follow up

Status of Special Assessment

Two homeowners are not fully supportive of our projects and have stated they will make only partial payments on the special assessment. Letters or emails will go out to the few homeowners who have either not paid their special assessment or paid only part.

Update on timing for work on the path to the stairs

Suzie has been in touch with Allan Betz of Betz Paving. Due to wet weather in the evenings and needing one week for the project, the proposed start date on the path has been delayed until sometime in June, weather depending. When Suzie has a date from Betz, she will let everyone know

Community BBQ

A discussion was held around timing for the community BBQ meant to celebrate the completion of the work on the path to the beach. Because the work has been delayed due to weather, it was decided to hold the BBQ after the annual meeting.

Discussion of By-Laws Update

Chris Frazier has been working on updating the By-Laws to include clarifying existing language as well as reducing the number of board members from 7 to 5. It is hoped that these will be ready in time for the annual meeting for a vote, but more time may be needed. It was decided that we will have a special meeting to discuss clarifying the By Laws on Thursday, August 3 at 5:30 but that work will be ongoing over email until that time.

Newsletter

A newsletter will go out to homeowners in advance of the work on the path letting them know the dates as well as congratulating all of the contributors to the special assessment.

Slurry timing

Chris Vanni reported that the Red Barn is gone and gave the board a rough outline of next construction steps with timing. It looks good for the slurry to proceed in the latter part of August.

Discussion of stairs (long term project)

Chris Frazier presented several scenarios and ideas for the stairs to the beach. It was decided that the board will gather and look at the stairs in person together to look at options.

Discussion of five and ten year plan

Karl Simmons led a discussion around creating a five- and ten-year plan. It was noted that the Treasurer is already doing what would be in such a plan and that some repairs are needed due to unexpected events such as storms or the portion of the road that was failing. It was decided that the board would look at creating a larger general fund balance through raising dues so that the board does not have to ask for special assessments, unless in an emergency.

Conclusion

There being no further business, the meeting was adjourned. The next SBIA meeting will be held on Thursday, August 3 at 5:30 pm over Zoom.