

# Dauphin Island



## PROPERTY OWNERS ASSOCIATION

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### May 2010 Annual Newsletter and Ballot Annual Membership Meeting May 8, 2010, 11:00 A.M., Isle Dauphine Clubhouse

March 31, 2010

Dear DIPOA Members,

Another year has nearly passed and it's time again to announce our annual meeting and for you to vote for three directors to represent you for a three year term. This year, in addition to a list of candidates from which to choose three, we have a proposed amendment to the constitution for you to vote up or down. While I will make no recommendations regarding the directors, I will recommend that you vote **For** the amendment for the reasons that are explained herein. We will again use the secret ballot arrangement that we've used the past two years—and this year we're asking that you please send us your \$100 annual dues payment along with your ballot. This will save postage and hopefully be a convenience for you. As is customary, I will comment on a few of the year's highlights and current challenges facing us as we move into the next fiscal year.

**Corps of Engineers Lawsuit Settled.** I think most will agree that the highlight of the year was the ending of the DIPOA and Jim Hartman vs. COE class action lawsuit. We (the plaintiffs—DIPOA and J. Hartman) received an amount of \$1.5 million less attorneys' fees to settle the case. This fund is earmarked for shoreline restoration planning, design, and/or construction. In addition to having the funds available we have removed the cloud of the lawsuit which has hampered our efforts at acquiring public funding for shoreline restoration. So all in all, this was a very positive outcome for the island.

**Shoreline Restoration Efforts.** This is a “good news/bad news” story for sure. The good news is that the Town has been successful in securing funding for a comprehensive shoreline restoration planning/design project and has engaged the firm of Dr. Scott Douglass to manage the endeavor. The Town and the POA formed a joint committee with the mission of better enabling both entities to work in concert to pool resources and ideas for accomplishing shoreline restoration. Work is underway and while long term funding is not yet secure, we're in better shape than ever—and I, for one, am optimistic about our shoreline's future. The bad news is that erosion has accelerated and that most of the west end beach and parts of the east end beach are in a dire situation. Even modest winds and tides are resulting in over-wash and more erosion. Putting a plan in place and funding the required remedial action will continue to be a top priority for the Town and the POA.

**POA Properties.** In late 2009, the lease arrangement with Magic Moments wedding planners was discontinued and the POA began managing the Isle Dauphine Clubhouse directly. The facility is available for rent for various events and dues paying POA members will receive a nice discount. Our volunteers have done good work in cleaning and repairing the facility but more work is needed. This will continue to be a priority in the ensuing year. The golf course—while in relatively good shape—also needs improvements and the board is in the process of considering long range enhancements to its operation. Likewise, our “pocket parks” need some work and we are seeking the means to accomplish this as well. The POA has some very valuable and useful assets but maintenance, repair, and improvements are seriously limited by underfunding. This will continue to be a priority and challenge as we move into the next year.

**Administrative and Financial.** We made a number of changes this past year in administrative operation. We are now handling most of our accounting activities in house—this gives us better control and reduces cost. We have updated our website, implemented a controlled process for managing our membership mailing list, and we continue to seek ways to increase the number of members that we can reach by email (**send us your email address if we don't have it—a form is included for this or other contact info**) We will continue to improve our financial reporting systems so as to have proper budgeting and control processes in place. But income will continue to be a challenge for us as we have smaller royalty payments coming in, and costs are rising. Member's dues are an increasingly important source of funding and I once again ask all members to please remit your payment now.

**Dues.** Again—please send in your dues payment with your ballot.

**Proposed Constitutional Amendment:** The POA constitution was amended in 2005 to require a “super majority” approval of the membership in order to encumber POA property (paragraph 2.2 d) It recently came to our attention that this current language covers all conveyances including utility easements, and we became concerned that we might find ourselves in the position of delaying an important project while effecting a vote of the POA membership. In consideration of the time and expense involved in submitting an issue to the membership for a vote, and the routine nature of most utility easements, the board voted in February 2010 to propose the following constitutional amendment, the effect of which would be to remove the requirement for a vote of the membership, but retain the requirement for a “super majority” of the board (minimum 7 of 9 yes votes) in order to grant a utility easement:

add a sentence to paragraph 2.2(d) just before the last sentence and just after the sentence ending ..."voting at a membership meeting" to read *"Notwithstanding the preceding language, utility easements may be approved and granted by a vote of seven (7) members of the board at a regularly scheduled meeting of the members of the board of directors without a vote of the membership."*

Please mark your ballot yes—in favor of the change, or no---against the change.

## **STATEMENTS / BIOS of CANDIDATES for BOARD (VOTE for 3)**

The following biographical sketches were submitted by each of the candidates for the DIPOA Board

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**Virginia Bratt:** 111 Pushmataha CT, Dauphin Island, AL 36528

My husband Gary and I have been property owners on Dauphin Island for five years. After retirement in 2008, we started a business called Chaise N’ Rays - a beach chair/umbrella rental service. We service the West End Beach, the Public Beach, Beach Club, Inn at Dauphin Island, and Holiday Isle Condominiums. This year we added Scooter Rental to our services.

My 32 year career was in the real estate industry – I started out working for a large real estate firm and was recruited in 1981 by the 2<sup>nd</sup> largest multiple listing service in Michigan. I was promoted to CEO in 1991 and worked in that position until my retirement in October of 2008.

As CEO I was responsible for the entire organization, creation and management of a 3.5 million dollar budget, and staff of 51, servicing 800+ real estate offices and 7,500+ agents.

I feel my past work experience qualifies me to serve on the POA Council. I could bring a new perspective to the organization since I have no prejudice as to how things were done in the past and will make clear and unbiased decisions with regard to the future.

[vbratt44@yahoo.com](mailto:vbratt44@yahoo.com)

**Stan Graves:** 2229 Bienville Blvd, Dauphin Island, AL 36528

I am seeking a position on the POA Board of Directors and asking for your vote. I am a property owner with no agenda other than saving the Island. I have tried, by e-mail, to keep all property owners aware important issues affecting them. I believe POA property owners should have the right to vote on critical issues; their property should be protected; and there should be open accounting of POA funds. I am concerned about the accelerated erosion on the south shoreline and that nothing is being done now to mitigate or stop the erosion. I will work with the POA Board concerning these issues, and pursue changes in the Corps dredging practices to protect the Island.

I retired from AT&T after 26 years. I have been President of a Condominium Owners Association; on the Board of Directors of Scottish Heritage, USA and the National Trust for Scotland, USA, which allowed me to work with individuals internationally. I have been Governor of the Society of Colonial Wars.

This is an important time and Islanders need to become involved and vote for candidates who will work consistently for the good of the Island. Your vote is important.

[sgraves1@bellsouth.net](mailto:sgraves1@bellsouth.net)

**Patrick Hemphill:** 408 Audubon Dr, Dauphin Island, AL 36528

- Born in Idaho, grew up in Washington (State), went to college in New York (State), lived and worked in many parts of the US (Oregon, California, Alaska, Rhode Island, Florida, Missouri, Texas, Missouri, etc).
- US Navy veteran.
- Former IT Manager/Systems Engineer for computer networks spanning the globe.
- Former Ship's Engineer on world-class yachts.
- Former ultra high-end custom audio/video/theater designer and integrations expert.
- Entrepreneur.
- World traveler.
- Currently Electronics Technician Officer on one of the premier off-shore construction vessels currently operating in the Gulf of Mexico.
- Proud Dauphin Island permanent resident and east-end property owner.
- Concerned and proactive citizen that cares deeply about our eclectic piece of America (and I mean the whole island).
- Well versed in renewable energy and well practiced in the 3 R's (Reduce, Reuse, Recycle).
- Strong opinions about doing things right, making things better (even if they aren't broke), fairness, open-mindedness, and integrity.

[patrick@newtechdi.com](mailto:patrick@newtechdi.com)

**Robin Linn:** 237 Seapointe Loop, Dauphin Island, AL 36528

As a current board member of the Dauphin Island Property Owners Association, I am seeking re-election for the upcoming term. I have been a full time resident since 2001 and co-own ACP Real Estate with my husband, Kelby. Prior to establishing residency on Dauphin Island, my past professions included executive administration for a national company, professional artist and real estate in the Houston market. In May of 2007, I was elected to the Board of Directors in 2007 and my commitments made to the property owners then remain the same now. I continue to remain passionate about the island, the community as a whole and long term preservation for Dauphin Island. We need to continue pursuing integrated conservation through smart growth and, most importantly, work together in cooperation for the well being of the island and its property owners. Teamwork is essential.

Thank you for considering my candidacy for the board.

[robin@acpinfo.com](mailto:robin@acpinfo.com)

**David Meyer:** 103 Treasure Ct, Dauphin Island, AL 36528

My name is David Meyer, and I am running for a seat on the DIPOA. My wife Nancy and I have two homes on the Island. We also own Dauphin Island Beach Rentals, where we manage houses and condos for some of our fellow Property Owners. Nancy and I have been attending the DIPOA meetings and Town Council meetings, and sending out email updates to quite a few of you, in order to keep you informed of important developments on our Island.

If you have been able to attend recent DIPOA meetings, then you are probably already aware that our Dauphin Island Property Owners' Association is in pretty dire straits. The DIPOA runs at a loss, our trust fund is depleted below its constitutionally-mandated level, and our once-proud facilities are crumbling. Clearly, we, the DIPOA, need to develop a sensible plan to reverse course, balance our books, and return our facilities to a condition we can be proud of.

I believe I can be of help in restoring our DIPOA and facilities, and I am asking for your vote in order to be a part of this process.

[david.itmt@gmail.com](mailto:david.itmt@gmail.com)

**Michael Rogers:** 564 Barcelona Dr, Dauphin Island, AL 36528

Please take this as notice of my desire to run for a position on the POA board. I feel that my professional experience along with my personal interests make me an ideal candidate. I have been spending time on Dauphin Island for the past 30 years as both a full-time and part-time resident. Over the past fifteen years I have been involved with the POA in discussing various proposals related to POA property. I am a founder and owner of a successful 20 year old construction company in Mobile. My experience with construction is very helpful when dealing with engineers and regulatory authorities. On a personal level I have been a Trustee for The Nature Conservancy of Alabama, on the board of Alabama Coastal Foundation, chairman of the board of Centre for Living Arts (Saenger Theatre and Space 301), president of Mobile Big Game Fishing club as well as serving many other non-profit organizations. I would come to the board without any preconceived agenda and would do my best to represent the property owners. Thank you for your consideration.

[8mrogers@bellsouth.net](mailto:8mrogers@bellsouth.net)

**Neil Sass:** 50 Forney Johnson Dr, Dauphin Island, AL 36528

Retired CAPT. US Public Health Service (2000)

Retired, State Toxicologist /AL Dept Public Health (2010)

His career has led Neil through many paths involving the development and direction of programs and/or operations (or both) for federal, state, and volunteer organizations. Neil has considerable experience in directing disaster response/recovery operations nationally and internationally. He was involved in the development of the counterterrorism program for the State of Alabama, as well as serving as an advisor to national organizations on terrorism awareness and preparedness. He is also an expert in fields of environmental toxicology. Dr. Sass was also involved in many volunteer organizations including the Chair of the River Region United Way Community Council and was also members of many boards of directors, both national and local. Dr. Sass also held the position of president and chief operating officer for a country club providing golf, swimming, tennis, and fine dining for its members.

Paige and I planned to retire here and have owned property here for a number of years. We have recently relocated to Dauphin Island. This indicates our commitment to DI and to the way of life embodied on the Island.

[ns7277@gmail.com](mailto:ns7277@gmail.com)

**Bruce Thompson:** 309 Quivira St, Dauphin Island, AL 36528

I am the current Treasurer on the DIPOA Board and an Island resident for 18 years. I am a retired Officer from the Coast Guard and retired as a Senior Financial Advisor from Merrill Lynch. I am the husband of Town Council woman Mary Thompson. I am an advocate for all POA members to pay annual dues. Dues are vital to maintain all functions of the POA. I will support Dr. Scott Douglas and the Town's plan for an engineered beach.

[bruthomp61@aol.com](mailto:bruthomp61@aol.com)

***The copy of this newsletter that you receive in the mail will contain a ballot and dues form, and a return envelope.***