

DAUPHIN ISLAND PROPERTY OWNERS ASSOCIATION
 BOARD OF DIRECTORS MEETING January 19, 2011
 Isle Dauphine Clubhouse First Floor

PRESENT:

Bruce Jones
 Stan Graves
 Wes Williams
 Charles Gaba
 Jack Gaines
 Jay Minus
 Mike Rogers
 Robin Linn

ABSENT:

Bruce Thompson

1. President Bruce Jones called the meeting to order at 6 pm.
2. President established a quorum
3. Approval of November 17, 2010 minutes. Motion made by Jay to approve the minutes, seconded by Robin. Discussion by Stan about revising November minutes to reflect that he did not feel that the "Jones" proposal provided sufficient detail for direction on what was to be included in the Boe Strange CPA Financial Review. The minutes were revised to reflect this comment. Motion passed with Stan's changes.
4. Treasurer's Report. Bruce Jones gave the treasurer's report and went over the P & L Statement. Some of the highlights were that income is about the same as for November at \$23,711.56. The expenses are up because of the pool repairs and getting the Grille operational.

BAY BANK:	Jan 18, 2011	Nov 17, 2010
1) OPERATING ACCOUNT	221,47.58	97,709.98
2) TRUST CD	461,38.11	46,057.10
3) OPERATING ACCOUNT CD	235,53.08	23,539.90
PAC		491.00
WELLS FARGO		
1) OPERATING ACCOUNT	212,040.41	232,248.84
2) TRUST	359,790.52	360,590.34
3) WEST END BEACH	1,575.47	1575.39
MERRIL LYNCH		
1) TRUST	1,389.32	1,389.00
GRAND TOTAL:	666634.49	786,601.55
Net Change	-96967.06	-22,420.08
Trust Total	Not Provided	Not Provided

DIPOA-HARTMAN TRUST		
1) WELLS FARGO	965,10.34	97,045.63
2) BAY BANK	241,745.36	241,745.36
3) COMMUNITY BANK	241,913.15	241,302.20
4) BANK CORP SOUTH	242,145.20	241,869.81
5) OZARK BANK	216,594.49	215,869.81 ???this is odd
6) FAMILY SECURITY C.U.	236,986.94	236,393.97
7) FAMILY SECURITY SAVINGS	25.10	25.00
GRAND TOTAL:	1,275,920.50	1,273,876.05

5. Operations Report. General Manager Jeff Collier reported on operations. Highlights: Snow birds are coming in. Third tournament is coming up, eighty four people signed up. Course is in pretty good shape. We might be able to have fourth tournament with the \$20k that was given by BP for tournaments. Golf rounds played for December: 95 Members and 155 guests, this is up slightly over December 2009. Bruce commended Jeff for a good job on getting the GulfView Grille up and running. The feedback has been very positive on the cleanliness and the food. Some upgrades were made to the equipment to get up to current health codes. We have to have a food safety trained manager on staff in order to run the business. Jeff took the class and passed. He is responsible for the food and beverage safety of the operation. Only complaint so far has been slow service. He is going to streamline menu and as he fine tunes operation speed should improve. We do have a liquor license now. It was quite difficult to get the license. Thanks to Bruce Jones and Bruce Thompson for helping to get the license. Jeff Bruce Thompson and Bruce Jones had to be fingerprinted to get the license. Jeff gave an update on the pool. The repairs should be completed by February 11th. The pool restrooms need some work to get ready for the season. BP is out of the clubhouse building. They have a small issue with a repair to the tile on the bar but it should be resolved. The electricians have come in to review the HVAC and electrical since BP has left. There is likely some heavy maintenance that will be required on the HVAC. Jeff thinks we might have a termite problem in the clubhouse. He will bring someone in to check it out. Jack said that it has been there for years. Interest in rentals for the clubhouse is up. Currently have about six bookings and six pending bookings. Jack suggested that we make sure we get word out in newsletter and blast email to membership about clubhouse rentals. Bruce Jones asked that Jeff get the event calendar together so we can keep up with what is going on around the Isle Dauphine. Jeff noted that with the increased ramp up of the facilities, we need to consider a vehicle for going to town for supplies etc...

6. Committee Reports

- A. Architectural - Robin said there were a good number of application
 - 130 Forney Johnson - New Construction
 - 604 General Gaines - New Construction (has to resubmit)
 - 1116 Alabama Ave. - New Construction
 - 806 Iroquois - Enclose Back Porch
 - 511 Fort Mims - Add a bath & storage
 - 105 Spanish Court - New Construction
- B. Clubhouse Facility/Volunteer – Mike reminded the board that he intends to spend some of the budgeted maintenance monies to make repairs around the clubhouse and grounds. He will coordinate with Jeff to see what is most pressing. The roof is leaking and we need to have a roofer come look at it.
- C. POA/Town Shoreline Restoration. Bruce J reported that he talked to Scott Douglass and Scott is finalizing his recommendations. Scott says funding is still main issue.

The east end plan is complete and should cost \$6-8 million to complete. The engineering and permitting is ready but funding is not in place for the any of it. The lighthouse sand project is being done through the Corp of Engineers.

- D. Advertising Committee – Mike asked if any work had been done on the flier for the real estate companies. We need to establish the rates for the pool. Charles and Jeff will get the rates together for the pool and get it to Robin. Robin will coordinate getting the flier completed

7. Old Business

- A. Cliff is still working on Deed restriction removal. Clif recommends that the we get a new deed from the Mobile Chamber. We will need to get the membership to vote on this.
- B. Mandatory Dues policy has been suggested by the board. It would have to be voted on by the membership. There have been three scenarios suggested. 1) Mandatory dues and enforced by lien on property 2) Voluntary as condition of membership in POA 3) not mandatory. After much discussion it was decided that Bruce will proceed with drafting language for item 2) above so that we can submit it for a vote at the next full membership meeting.
- C. Bruce said we are having problems with sending mass emails. Work is being done to resolve the problem.
- D. Membership List, Email list, New Member Information Issues. Mike said it is progressing but is slow and tedious.
- E. The online discussion forum is still in progress. It will be a non binding forum.
- F. The Vision plan was discussed. Mike said until funding is available there is no news to report.
- G. There was discussion about the Mission plan and the member questionnaire. We will need to have member input in order to finalize the plan.

8. New Business

- A) Boe Strange gave a report on his financial review. The review started with beginning of 2007 which is about when his firm started doing the accounting work for DIPOA and extended to the present. They examined and documented 139 transactions from that period. There were six instances where authorization was missing. A copy of his report and showing his findings and recommendations is attached to these minutes. Stan made a motion that the recommendations of one thru five of Waite and Strange be accepted by the board. Mike added that we need to add to the motion that there will be quarterly follow up to make sure that the recommendations are being followed. Jack seconded the motion as revised and the motion carried.
- B) Boat Mooring – There have been issues of boats parking for extended times on or in front of POA property. Bruce proposes that we as a board draft a policy stating that we do not allow long term anchorage. He will submit it for consideration. Vickie Helm said the enforcement policy should be considered at the time of drafting the policy.
- C) The Military Recreation facility was discussed. DIPOA board along with the town and other Island entities have signed a letter in support of the facility. The process is moving along but there are not details to discuss since no one knows for sure if it will even be a reality.
- D) Charles recommended that we get rid of the tennis courts. Mike will get proposals to remove and dispose of them. It will greatly improve the appearance.

Meeting adjourned at ~ 9:00 PM

Next meeting: Wed, February 16, 2011, 6:00 PM. Clubhouse

Minutes Prepared by: Mike Rogers