

DAUPHIN ISLAND PROPERTY OWNERS ASSOCIATION
 BOARD OF DIRECTORS MEETING July 20, 2010
 Dauphin Island Sea Lab – Shelby Center

PRESENT:

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

ABSENT:

1. Bruce Jones called the meeting to order and introduced Wes Williams who was elected in executive session by the board. Wes Williams will fill the vacant seat resulting from Glen Coffee's resignation to serve the remainder of the FY, i.e. until the May 2011 annual membership meeting. At the annual meeting in 2011 we will elect 4 directors--3 for 3 year terms to replace Jones, Graves, and Gaba, whose terms will expire; and one for a 1 year term to replace the interim director described above. This will be accomplished by allowing 4 votes per member, placing the top 3 candidates in the 3 year terms, and the 4th in the 1 year term. This approach assumes no other changes in the board membership and will need to be appropriately modified should such changes occur.
2. Bruce Jones established a quorum
3. Bruce Jones made a motion to approve the minutes of the June Board meeting, Robin seconded and motion carried.
4. Treasurer's Report (attached)

BAY BANK:	June 15th 2010	July 20 2010
1) OPERATING ACCOUNT	\$ 14,723.57	\$ 25,604.13
2) TRUST CD	\$ 45,670.19	\$ 45,767.55
3) OPERATING ACCOUNT CD	\$ 34,132.98	\$ 34,173.55
WELLS FARGO		
1) OPERATING ACCOUNT	\$ 271,518.60	\$ 254,028.04
2) TRUST	\$ 357,286.70	\$ 357,209.34
3) WEST END BEACH	\$ 1,575.24	\$ 1,575.27
MERRIL LYNCH		
1) TRUST	\$ 1,389.00	\$ 1,390.00
GRAND TOTAL:	\$ 726,296.28	\$ 719,747.88

DIPOA-HARTMAN TRUST		
1) FARGO	\$ 97,220.67	\$ 97,427.39
2) BAY BANK	\$ 240,090.74	\$ 240,090.74
3) COMMUNITY BANK	\$ 240,000.00	\$ 240,000.00
4) BANK CORP SOUTH	\$ 240,000.00	\$ 240,000.00
5) WOODLAND BANK	\$ 155,000.00	\$ 155,000.00
6) FRANKLIN SEC. C.U.	\$ 235,030.00	\$ 235,030.00
GRAND TOTAL:	\$ 1,207,341.41	\$ 1,207,548.13

5.

- a) Bruce Thompson went over the financials
- b.) Stan made a motion that when the CD at Bay Bank matures it be moved to the trust fund since it has fallen below \$400,000 to \$357,000 and that the trust funds be restricted. Bruce Thompson seconded the motion; the motion carried.
- c) Stan noted that the financials showed that there was \$97,000 in equities in the Settlement Fund Account. He was concerned that this can fluctuate and recommended moving it to a CD.
- d) Bruce Jones went over the various financial reports that were included in the meeting packet.
- e) Boe Strange addressed questions regarding the financials.
- f) Financials show a loss of \$17,075.90 for June and \$45,241.12 for May and June combined.
- g) Boe confirmed that we are a 501-C4 non-profit.
- h) A question was raised if the POA by contributing to a PAC will affect non-profit status.
- i) Stan asked that the funds in the scholarship fund be moved into the operating account.

6. Golf Course Report

Charles gave the golf report. June 2010 is down 539 rounds from 2009. Gilbert Pereida a long time maintenance employee will be leaving for other opportunities. The equipment that is used to maintain the course is old and worn out. We are in immediate need of a bush hog.

7. Committee Reports

A. Architectural

1. New construction on Fort Mims was approved.
2. A fence on Bienville was approved
3. A carport addition was approved
4. A pier on island shore was approved.
5. BP Office modifications at Isle Dauphine were approved.

B. Clubhouse Facility/Volunteer –

Jack thanked Mike Rogers for trimming trees and cleaning up around the club. Mike thanked Jeff and the summer help for picking up limbs and hauling them off. Also BP has provided dumpsters and labor to haul off the old pavilion.

C. POA/Town Shoreline Restoration

Bruce stated the application to the Corp for the emergency restoration had been turned down but it is not over yet. David Meyer suggested that maybe the town should try to get a portion of the emergency project done so that the permit does not go into the 18-24 month process.

8. Old Business

- A. Audit – Bruce Jones asked Boe to speak on our options for accounting. He said that we are not a candidate for an audit because we are a small operation and do not have enough data for an full audit. Boe said he has enough data to go back three years and test certain data.

- B. Mike Rogers asked if Boe could do a review of our procedures and make recommendations regarding operations...such as opening mail, signing checks.
- C. Boe said that he will recommend some agreed upon procedures for us and the associated cost. He recommended that we also get another proposal from another CPA.
- D. Status of Business Plan – Charles and Robin will work on the plan to determine if we should keep the golf course open or try to find a way to increase revenue by taking over the pool and the grill. He and Robin will have something to present at the next meeting. There was discussion about the possibility of the closing of the golf course.
- E. Claims for lost revenue – Boe Strange is working on this.
- F. Legal Opinion related to COE LSA - Stan produced a legal opinion from Cliff Brady regarding this issue (attached).

9. New Business

- A. Lease of Clubhouse to BP – BP is currently leasing the clubhouse for three months.
- B. Lease of portion of parking lot to Exxon-Mobil
- C. Membership List Enhancement – Mike stated that Ala-Pro had been hired to update the database for the POA. We have purchased the property owner list for Dauphin Island from The Mobile Revenue Commissioner's Office.
- D. Isle Dauphine Master Plan – Mike stated that POA board has been working with the Town to prepare a proposal that would be submitted to procure oil recovery funds. POA and Town of Dauphin Island will propose that the Isle Dauphine property be used as an economic driver to boost tourism and economic development on Dauphin Island. The board has approved expenditures of up to \$15,000 to complete the plan, but is continuing to work with the professionals involved to reduce and delay expenditures to the extent possible and to seek any available funding from the Town for this purpose.
- E. Charles made a motion that we authorize Cliff Brady to spend up to \$1000.00 to research what will be required to remove the language “for the exclusive use of the members” from the deed for the Isle Dauphine Property. Bruce Thompson seconded the motion. The motion carried.
- F. Jack Gaines made a motion that we choose a lawyer that does not have property on the island to do the research for the previously passed “Deed” motion. Motion did not carry.
- G. Mission Statement/Questionnaire – Stan has created a mission statement draft that we will work to approve. It will address the mission of the DIPOA Board.

10. Next meeting : August 21, 11:00 am

11. Bruce Jones declared the meeting to be adjourned.

Minutes Prepared by :

Mike Rogers - Secretary