

DAUPHIN ISLAND PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

June 16, 2011
AGENDA

PRESENT:

Charles Gaba
Jack Gaines
Stan Graves
Bruce Jones
Robin Linn
Bruce Thompson
Lynn Howes
Mike Rogers

ABSENT: Jay Minus

1. Charles Gaba called the meeting to order and said a quorum was present.
2. It was noted that the April and May meeting minutes have not been approved by the board. Since the secretary was not present at the May meeting, Charles will provide minutes for approval.
3. Bruce Thompson presented the attached Treasurer's Report. A motion was made by Stan to appoint Robin Linn as the Board Member at Large on the Wells Fargo Trust Account. The motion was seconded by Jack. Motion passed unanimously. Stan discussed the financial statements that were presented to those present. While the bottom line appears to be accurate, the allocation of expenses is not correct or confusing at best. Stan will continue to work towards better expense allocation.
4. Operations Report – Jeff Collier presented the attached Operations Report. It was noted that the POS system that is installed is not working very well. We also do not have a POS register at the Cabana.
5. Jackie made a motion to keep Boe Strange working on a monthly basis. He reduced his fee fifty percent to \$625/Month for the next three months(July – September). Bruce Jones seconded, motion passed with all in favor.
6. Jackie made a motion to create an "Administrative Assistant" position that would handle the normal secretary/golf shop duties as well as bookkeeping and financial reporting. Other duties include miscellaneous duties as directed by the General Manager and the Board of Directors. Position will have a \$30,000.00 starting Salary, 90 day probation period and semi-annual reviews. Robin seconded motion, motion passed with all in favor. The position will be offered to present employee Vicki Yeager.
7. Committee Reports
 - A. Architectural – Robin Linn gave the report (attached)
 - B. Clubhouse Facility/Volunteer-Jackie Gaines : Jack needs volunteers to help with repairs. He wants to have community events during the winter months (such as a fish fry). He wants to form a committee to develop a business plan for profit centers of the club, starting with the Clubhouse. Mike suggested that this be an ad-hoc committee and said we need an organizational chart showing our standing committees. This will allow for more POA members to get involved. We need to know how many seats are available on each committee. We also need to identify any ad hoc committees that are presently in place.
 - C. POA/Town Shoreline Restoration – Bruce Jones : CIAP funds became available to do some shoreline restoration on the East End. The Douglass plan was scaled back to match available funds for this area.

- D. Advertising- Robin Linn, no report
- E. Pool- Charles Gaba said we should consider to going to "Swim at Own Risk" instead of having lifeguard. Bruce Jones made a motion that we go to "Swim at Own Risk" after consulting our legal counsel. Jack seconded the motion. Motion passed with all in favor. A suggestion was made that the gate needs to be closed every night by staff member. It will help reduce our liability. Mike will get price to make a secure gate and board will consider what to do.
- F. Budget- Stan Graves has formed a committee to delve into the budget and to see if he can find a better way for us to have more accurate accounting and reporting. Bruce Thompson, Debbie Coffee Lovina Koch and Stan. He hopes to have the budget to present for the July meeting.
- G. Mike said that we need to have more committees with formal structure in order to handle the many needs of the DIPOA. It is not possible for the board to handle all of the duties. Mike will present a organizational chart for DIPOA showing the proposed committees.

8. Old Business

- A. Changes to COBRA flood insurance zones- Charles Gaba said US Fish & Wildlife will be contacting Town of Dauphin Island with their recommendations. We can then review the recommendations and respond at the appropriate time.
- B. Clubhouse - Use Ad-Hoc Committee (No Report)
- C. Beach Access Easements, and Side Street Parking (update) Jeff Collier (No Report)
- D. Kitchen Equipment Ownership Claim- Jackie Gaines (No Report)
- E. Status of POS Installation-Jeff Collier (No Report)
- F. Election Report: Cost, Results, Future Elections Etc.- Bruce Jones said we sent out 3006 ballots. We received 881 responses. A lot of ballots were not accepted because they did not come back with proxies. We paid \$1850 management fee to election manager, \$3150 was for postage, \$2800 for printing expense. We are going to try to vote electronically in the future to save money. Someone suggested that a committee formed to make the process better next year.
- G. AFRC- Charles Gaba said if POA is contacted by representatives with the U.S. Government then we will deal with it. Unless we receive this contact please do not make accusations unless you have concrete facts.
- H. Insurance Policies- Charles Gaba
- I. Bookkeeper/Administrative Assistance-Charles Gaba
- J. Check Signing- Charles Gaba
- K. BP Claim- Mike Rogers suggested that we try to get another claim in with BP. He has suggested that we talk to Crowe Shields and Bailey about the process they have used successfully to settle claims. The board suggested that Mike contact Boe Strange to discuss the possibility of using them.

9. New Business

- A. Cemetery- Charles Gaba said POA is responsible for the Cemetery. We need to have a waiver for people getting buried in the cemetery. We need to have counsel advise us on how to proceed with this issue. Mike made a motion that Charles be allowed to discuss this issue with counsel. Linn Seconded the motion. The motion passed.
- B. A motion was made by Linn and seconded by Bruce Jones that POA does not allow photocopying or photographing checks or banks statements. The motion passed. Stan was opposed.
- C. Mike said that the board had an executive session on May 19th in the Clubhouse. The following actions were taken:
 - a) There was discussion regarding insurance coverage for DIPOA. It was discovered that some of our policies that we thought we had were not actually provided. The discussion centered around how to proceed with

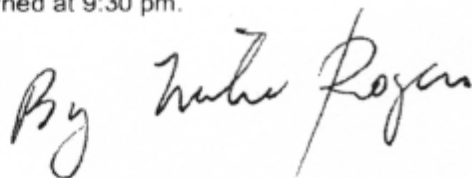
getting insurance in place as soon as possible. A motion was made by Jack Gaines to have Coastal Insurance quote all of our insurance needs for D & O insurance and Workers Comp insurance. The board will get at least three quotes on the other need policies. Bruce seconded the motion. Motion passed unanimously

- b) Lynne made a motion that Cliff Brady write our agent Mark Rowley a termination letter asking for a full accounting of our insurance payments to his firm and a copy of all past and present policies. Robin seconded the
- g) Jack Gaines made a motion that Cliff be retained as counsel for general business of DIPOA. Lynne seconded the motion. Stan and Jack were opposed. Motion passed.
- h) Mike made a motion that Charles write a letter informing Cliff Brady that the President of the DIPOA or his appointee will be the only person allowed to incur legal expenses on behalf of the DIPOA. President will inform the board by email or otherwise anytime he engages counsel. Lynne seconded the motion. Motion passed unanimously.
- i) Charles said that a question had been raised regarding Jeff Collier signing checks. Presently we have a two signature requirement on all checks. No one has a problem with Jeff being one of the two signatures required.
- j) Charles said Jay Minus will get a set of By-Laws for us to review so that we might get them implemented. We could put them to the membership for approval in the next election cycle.
- k) Jackie said the POS system is installed. It is still not being implemented. Charles asked Jackie to follow up and find out when it will be working.
- l) Mike made a motion that the accounting be changed to allow Vickie to do day to day bookkeeping and have Boe Strange review our books quarterly. Lynne seconded motion. Motion passed unanimously
- m) There was discussion regarding a meeting between POA board members and Island Watch members as an attempt to create a better atmosphere and sense of volunteerism. Charles said that was fine but reminded us that the

board members could not speak for the board.

- n) Jackie submitted a proposal to raise the prices in the Cabana and the Grille. Stan made a motion to accept the prices that Jackie submitted. Motion passed unanimously.
- o) Charles said there will be a concert on the island in June. Charles said they are considering the Public Pier or the Isle Dauphine. Lynne made a motion that we allow Cabana Bar and Grille to sell alcoholic beverages at the venue as an income generator for DIPOA. Robin seconded motion. Motion was unanimous. Charles will prepare a budget for board review prior to authorizing expenditure.
- p) Donations for POA fireworks will be made personally by certain board members. Make checks payable to DIPOA and POA will make check to town.
- q) Next Board meeting is Thursday June 16th.
- r) Mike made a motion that we keep dues at \$100.00 until the next annual meeting. In the mean time a message will be developed to determine how to communicate our vision and message to the membership before raising the dues. Jackie seconded the motion. Motion passed unanimously.
- s) Mike made a motion that we accept the election results of Marilyn McDevitt as presented. Seconded by Jackie. Stan was opposed. Motion passed.
- t) Discussion regarding Stan reworking the mission statement. He will present to the board.

Meeting was adjourned at 9:30 pm.

By 

Dauphin Island

PROPERTY OWNERS ASSOCIATION

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Treasurer's Report:

	May 12, , 2011	June 15, 2011
BAY BANK		
OPERATING ACCOUNT CK	41,127.77	16,967.19
TRUST CD	46,301.70	41,263.25
OPERATING CD	23,630.95	23,638.35
** 15k transferred from Wells to Bay		
WELLS FARGO		
OPERATING ACCOUNT	117,651.03	102,653.20
TRUST CDs	362,503.97	362,295.24
MERRILL LYNCH		
TRUST	1,389.98	1,389.98
TOTAL	592,605.40	553,204.22
CHANGE		39,401.18

*\$35k transferred from Wells Fargo to Bay Bank 5-12-11

DIPOA - HARTMAN TRUST		
WELLS FARGO	99,089.55	98,714.40
BAY BANK	243,474.70	243,474.93
COMMUNITY BANK	243,041.22	243,640.93
BANC CORP SOUTH	243,232.11	243,480.00
OZARK BANK	217,441.31	217,634.89
FAMILY SECURITY CREDIT UNION	238,157.80	238,549.41
FAMILY SECURITY/SAVINGS	25.15	25.19
TOTAL	1,284,461.84	1,285,518.95
CHANGE		10,571.11

Isle Dauphine Club Operations Report

DIPOA Meeting - June 16, 2011

* A variety of special events will be taking place at Isle Dauphine in the coming weeks. Copies of some of the events are attached for your review. They are as follows; **July 2** - Stars & Stripes Golf Tournament at 1PM, *CC Lewis & the Midnite Groovers* (Band) will perform at the pool/cabana from 7-11PM featuring a Classic Shrimp Boil at \$10 plate! **July 3** - "Come watch the fireworks" from the historic Isle Dauphine Wheelroom (6-10PM)...includes live music, light hors d' oeuvres, complimentary beverage (beer, wine or non-alcoholic drink), BBQ Pork, Cole Slaw, Rolls & Dessert. Cover is \$20 Single or \$35 Couple. Event limited to the first 75 paid reservations. **July 10** - "Rodeo" Golf Tournament at 1PM (Note: This event is part of a week long series of activities leading up to the 78th Annual Alabama Deep Sea Fishing Rodeo on July 15-17. The golf tournament will receive \$5000 in publicity funds to assist with the event). Efforts will be made to put this money back into the Dauphin Island economy via prizes, food and beverage and more. **July 14** - Professional Jet Ski Exhibition will be held in gulf waters here at Isle Dauphine Club featuring two shows (11AM & 3PM). DIPOA will collect \$5 per vehicle parked on site plus any and all food & beverage sales, pool fees, etc. Spectators will not be allowed to bring in private coolers! Facility will be closed to all other access that day.

* Weekly food & beverage specials are now available Wednesday-Saturday nights at the Gulfview Grill and Cabana/Pool from 6-9PM. A copy of the menu is attached for your convenience.

* ACP Realty has offered to donate a new stereo sound system for the pool/cabana and a one year subscription to Sirius Radio. This will prove beneficial on nights that currently do not offer live music and during special events. We greatly appreciate this kind expression of generosity by ACP Realty. Thanks Kelby & Robin !!! In addition, "Miss Paula" of the "Aqua Chicks" donated a new intercom system to connect the Cabana and Grill which will streamline food orders and deliveries in the future. Thanks a bunch Paula!

Golf Rounds:	**May 2010	Members 146	Guests 267
	May 2011	Members 262	Guests 499

**Denotes post-oil spill time frame

Course conditions remain stressed due to the ongoing drought and heat wave. Routine maintenance on selected greens is continuing to maximize conditions for our upcoming golf tournaments in early July.

As of Memorial Day we are operating all aspects of the facility seven days a week. This includes golf course, grill, pool and cabana and the collection of beach access fees. This is in addition to the special functions scheduled at the clubhouse.

* Working with President Gaba to secure quotes for electrical supply upgrades needed for the Clubhouse. Met with Alabama Power Company representatives and a local electrician to discuss options and associated costs. Current best-case-scenario repair could exceed \$7500. The existing pole and hardware has deteriorated over the years and is in need of replacement. In addition, condition of wires feeding into the building (in buried conduit) is unknown at this time. If these wires need to be replaced the cost could easily double.

* An individual has submitted a proposal to rent various items (beach chairs, umbrellas, etc.) at the Isle Dauphine beach as well as offer parasail services to the general public. You should have received a copy of the proposal under separate cover.

* The bottom floor restrooms at the Clubhouse recently received a fresh coat of paint along with some much needed sheetrock repairs. This work was done "in house" with left over materials from a previous job.

* Upcoming Clubhouse Rental Schedule:

June 23/24	Wedding Rehearsal/Wedding Reception
June 26	"Thin Blue Line" Fishing Tourney
July 2	Wedding & Reception
July 3	Fireworks Display (Dinner & Music)
July 9	Wedding & Reception
July 16	ADSFR Party
July 23	70 th Birthday Party