

**DAUPHIN ISLAND PROPERTY OWNERS ASSOCIATION**  
**Minutes of the March 18, 2010 POA Board Meeting**

**April 7, 2010**

**PRESENT:**

Bruce Jones, President  
 Jay Minus, Vice-President  
 Bruce Thompson, Treasurer  
 Glen Coffee, Secretary  
 Jackie Gaines  
 Robin Lynn

**ABSENT:**

Frank Leatherbury  
 Charles Gaba

**Call to Order:** After establishing that a quorum of the Board of Directors was present, the meeting was called to order by Bruce Jones at 6:10 pm.

**Approval of Minutes:** The minutes of the February 20, 2009 Monthly Meeting were approved.

**Treasurer's Report:** Bruce Thompson reported on the DIPOA's assets as of March 18, comparing them to the figures for February 20:

	<u>2/201/10</u>	<u>3/18/10</u>
<b>A. Bay Bank</b>		
1) Operating	\$ 10,342.24	\$ 25,062.14
2) Operating	\$ 45,345.80	\$ 45,417.23
3) Trust	\$ 33,997.73	\$ 34,027.78
<b>B. Wells Fargo</b>		
1) Operating Account	\$ 273,042.23	\$ 272,215.91
2) Trust	\$ 357,142.65	\$ 355,205.67
3) West End Beach Restoration	\$ 1,575.12	\$ 1,575.15
<b>C. Merrill Lynch</b>		
1) Trust	\$ 1,390.00	\$ 1,390.00
<b>D. DIPOA – Hartman Trust Account</b>	\$ 0.00	\$ 0.00
<b>Total</b>	<u>\$ 722,835.77</u>	<u>\$ 734,894.88</u>
<b>Net Change</b>		+ \$ 12,059.11
<b>Membership Dues</b>	\$ 800.00	\$ 800.00
<b>Royalty Income</b>	\$ 0.00	\$ 4,432.05
<b>Other Revenue (Clubhouse bookings)</b>		\$ 950.00

The following major points were made:

- The net asset value of the POA showed a second straight month of gains \$883.72 for February and \$12,059.11. The increase was due in part to the refund of attorney fees paid to the POA counsel in connection with the settlement of the Corps lawsuit.
- We are awaiting receipt of the U.S. Government's \$1.3 million settlement amount, minus attorney fees. The State of Alabama has yet to provide their \$60,000 share. These funds will be invested in CDs in 3 different banks to assure the individual amounts are covered by FDIC rules.
- The February 2010 Profit & Loss Statement showed the following for all three accounting Classes: Golf – \$2,921.72, Grill – \$745.00, and POA – \$5,456.77. The net profit for our organization for the month of February was \$9,123.49.
- An additional \$1,300 was received from 13 members paying their voluntary membership dues. The total number of property owners that have submitted dues for the year increased to 903 from 890 reported at the last meeting. This is compared to the approximately 1,100 members that are reported to have paid their dues all of last year.
- Next year's financial report will reconcile actual income and expenses against the budgeted amounts.
- The POA is now writing checks as this responsibility has been obtained from the accountant.

The Treasurer's Report was accepted by the Board.

#### **Committee Reports:**

**1. Budget Committee:** The above discussion addressed budget issues.

**2. Golf Course:** Jeff Collier provided the following report.

- Course condition remained good as the Snowbird season drew to a close. However, poor weather conditions led to reduced golf rounds during the month of February.
 

February 2009:	Members – 1,134	Non-members - 658
February 2010:	Members - 784	Non-members - 496
- Lake overflow drain pipe materials are on site and permit is in hand. Waiting on contractor to fit golf course into his schedule for installation. This work is estimated to cost \$6,000, but it is hoped the job can be completed for \$4,000.
- With the summer season approaching, a decision is needed to determine whether the environmental fee charged last year to beachgoers will be collected again this year. If so, what rate will be charged? And will security guards be hired? It was agreed that the \$2.00 fee for visitors over the age of 12 would again be charged. Dues paying property owners would not be required to pay the fee. During discussion, it was revealed that the fee did not make a profit, but did pay to hire the security guard who was a constable. Jeff stated that the Town has two officers on duty during the summer weekends. No problems were encountered last year. To reduce costs, it was agreed that a security guard would be hired for only the holiday weekends that draw the largest number of beachgoers (i.e. Memorial Day, 4<sup>th</sup> of July, and Labor Day). Attempts will be made to hire the security guards from off duty Island police officers if possible.

- Training and transfer of specific bookkeeping responsibilities from the accountant to in-house personnel is underway. Following discussion, due to Sussi's increased responsibilities, the Board voted unanimously to increase her hourly rate by \$0.70, with the increase to begin the next pay period.
- It was agreed that a review of the wages of all POA employees should be conducted before next Fiscal Year's budget is prepared.
- The Island's Boy Scout Troop will hold a benefit golf tournament on April 17 at 12:30 PM.

**3. Architectural Committee:** Robin Linn reported that the Town had had a lot of permit activity. The Committee approved two additions and one sand retention fence.

**4. Clubhouse Volunteer Committee:** Jackie Gaines provided the following report:

- A total of 13 events have been booked so far for the year with a projected income of \$18,000. These events were booked with no advertisement.
- The Clubhouse is being made available to Chamber of Commerce and the Women's Club at no cost for the Gumbo Cook-off. Since the pool is now dry, it was pointed out that extra attention is needed to make sure the pool area is safe to avoid injury.
- \$4,000 to \$6,000 in repairs are needed, but they will be delayed until after the Gumbo Cook-off.
- The 8 AC units need work. Jeff Caldwell has provided a \$1,000 quote to perform maintenance checks involving 2 yearly visits.
- Sealing of air leaks will produce an energy savings to heat and cool the building.
- A hotwater heater is being replaced at a cost of \$800.
- To keep up with the needed repairs on the Clubhouse and pool, a "handy man" is needed. Jackie proposed paying for this person by borrowing \$25,000 from the former Scholarship Account (now the Wachovia Operating Account) and paying it back in 34 months. The Board would be kept apprised of the status of work via monthly e-mail reports.

In response to a question asked at last month's meeting, Bruce Jones reported that Flamingo Faes charges the following fees to use the pool: \$6.00 for adult; \$4.00 for "young adult"; and \$2.00 for young person.

In the discussion regarding the rent paid by Flamingo Faes, it was suggested to reduce her rent if she assumed maintenance of the pool. Her annual lease has been not been renewed and is currently being handled on a month-to-month basis.

In the discussion of repair of bathroom vandalism, the question was raised as to whether the bathrooms are locked nightly and what Flamingo Fae's responsibilities are in this area. This issue needs to be discussed with her.

**5. Communications.** No report.

**6. POA/Town Shoreline Restoration.** Bruce Jones reported that the joint POA/Town committee is to meet in mid-April with Scott Douglass to discuss the proposal to dredge sand from around the Fishing Pier and pump the dredged sand to the West End of the Island.

**7. Recreation.** No report was made on the pocket reports. However, it was mentioned that the POA is considering developing boat ramps at some of its waterfront lots.

**Old Business:**

**1. Fish Camps Boat Ramp.** Jay Minus reported on his recent contacts with the Fish Camps Property Owners Association in an attempt to have them comply with the zoning requirement that the boat ramp is to be made available for public use at a fee. An annual fee of \$200 has been proposed to the Fish Camps POA. It was agreed that resolution of this issue should rest with the Town to enforce the zoning agreements. Bruce Jones will ask Cliff Brady to draft a letter to the Town.

**2. DIWSB.** Bruce Jones reported that even though the DIWSB has retired its 1991 debt to the POA, they are still obligated to pay the POA \$742.50/month in perpetuity to cover secretarial costs. The Board voted 5 to 1, to contact the DIWSB and tell them that the POA does not want to end that arrangement and to tell them to continue paying it, including all monies not paid to date going back to November 2009.

**3. Upcoming Board Election and Annual Meeting.** Bruce Jones reported that currently, five individuals had indicated their intention to run for the three Board of Directors positions that up for election: Patrick Hemphill, Stan Graves, Bruce Thompson, Dr. Neil Sass, and Mike Rogers. The Annual Meeting will be held on May 8 at 11:00 am.

**New Business:**

**1. Attorney General Opinion Regarding Placement of Sand on Private Property.** During discussion of this issue, it was pointed out that the Attorney General had ruled that public funds could be used to place sand on private property if in doing so the action was in the public interest (i.e., protecting road, sewer, and other public facilities).

**Next Meeting:** The next monthly Board Meeting will be held on Thursday evening, April 22, at 6:00 pm.

**Adjournment:** The meeting was adjourned at approximately 8:00 pm.

/S/

Glen Coffee  
Secretary