

DAUPHIN ISLAND PROPERTY OWNERS ASSOCIATION  
 BOARD OF DIRECTORS MEETING November 17, 2010  
 Dauphin Island Sea Lab – Shelby Center

## PRESENT:

Bruce Jones  
 Stan Graves  
 Wes Williams  
 Bruce Thompson  
 Jack Gaines  
 Jay Minus  
 Mike Rogers

## ABSENT:

Charles Gaba  
 Robin Linn

1. President called the meeting to order at 6 pm.
2. President established a quorum
3. Approval of October 23, 2010 minutes. Motion made by Jay to approve the minutes, seconded by Mike. Discussion by Stan of Old Business item regarding providing statement for 8A. Stan did not think the Jones Proposal included sufficient detail for the Accountants Financial Review that is being requested by the Board. Minutes were approved as written.
4. Treasurer's Report. Bruce Thompson gave the treasurer's report and went over the financials. Following report was presented:

BAY BANK:	Oct 22,2010	Nov 17, 2010
1) OPERATING ACCOUNT	119,541.56	97,709.98
2) TRUST CD	46,019.66	46,057.10
3) OPERATING ACCOUNT CD	23,522.55	23,539.90
PAC		491.00
WELLS FARGO		
1) OPERATING ACCOUNT	232,340.60	232,248.84
2) TRUST	361,632.90	360,590.34
3) WEST END BEACH	1,575.36	1575.39
MERRIL LYNCH		
1) TRUST	1,389.00	1,389.00
GRAND TOTAL:	786,021.63	786,601.55
Net Change	+75,709.97	-22,420.08
Trust Total	409,041.56	Not Provided

DIPOA-HARTMAN TRUST		
1) WELLS FARGO	97,437.96	97,045.63
2) BAY BANK	241,114.21	241,745.36
3) COMMUNITY BANK	240,902.56	241,302.20
4) BANK CORP SOUTH	241,105.97	241,869.81
5) OZARK BANK	215,610.45	215,869.81 ???this is odd
6) FAMILY SECURITY C.U.	236,093.19	236,393.97
7) FAMILY SECURITY SAVINGS	25.00	25.00
GRAND TOTAL:	1,272,289.34	1,273,876.05

Bruce Thompson made a motion that the DIPOA PAC be dissolved and the proceeds be given to Brad Cox Fund (Volunteer Fire Chief). Jackie Seconded. Motion carried.

Bruce Thompson made a motion to merge the Wells Fargo West End Fund into the DIPOA – Hartman Trust. Jay seconded the motion and the motion carried.

Bruce Jones reviewed the P & L. For October we show Net Ordinary Income of -\$18,155.07 for October versus -\$21,046.77 for October 2009. Year to date Net Income after BP Claim income is -\$13,387.23 versus -\$63,595.52 for same period of 2009. Legal fees are way down this year compared to last year. (\$27,000 less in 2010). We were budgeted for a -\$53,457.54 for the period so we are actually better than budgeted. Still not good since it is a negative number.

6. Operations Report. General Manager Jeff Collier reported on operations. Highlights: Golf Rounds 139 Members and 333 guests. This is up due to tournaments. Same period last year had 197 members and 297 guests. Staffing for Golf, lost one high school employee. We lost another full time employee. He hired a cook but it did not work out. He will be hiring staff for the grill. Another lady has been hired to help Vickie. Jeff will consult with Boe on controls for accounting procedures. Grill is being cleaned up to be put in service. Jeff is in the process of pricing insurance for all operations. He said not to expect big savings. Two employees are on BCBS Health insurance. He is changing to True Blue Policy since we have so few employees. He is advertising on 106.5FM radio. The thrust of the advertising is the new yearly member rate for golf. He also talks about hosting events such as company events, weddings....letting people know we are open for business and the public is welcome. A mailing is going out to the membership (postcard) to let them know about the annual club membership. There is a problem with mass emails. Golf Today did a story on the Isle Dauphine course. Jeff will get with Mike regarding the postcards so that we can ask members to send us there information. Liquor license has been applied for. There have been two golf tournaments. We were given \$20,000.00 for the tournaments. We still have money left so we will have another tournament or two. Golf course greens have been over seeded. Course is typically better in winter and this year is no exception. Bruce introduced Larry Britton with the Men's Golf Association who gave us a report of what all they have contributed to DIPOA golf course. They have given over \$10,000.00 and also have contributed numerous man hours. Bruce acknowledged their generosity.

David Meyer recommended that we have professional flyers produced to let rental companies put in their mailers. They would tell what the Isle Dauphine has to offer. Mike will get with Lewis Communication to provide a proposal to produce these mailers.

## 7. Committee Reports

- A. Architectural—No report.
- B. Clubhouse Facility/Volunteer – Mike Rogers asked for permission to spend some of the budgeted maintenance monies to make repairs around the clubhouse. He will coordinate with Jeff to see what is most pressing. He will report to board before taking action.
- C. POA/Town Shoreline Restoration. Bruce J reported Katrina Cut is pretty much closed at this point. Since BP fines will be spent on Environmental projects so maybe the beach restoration.

## 8. Old Business

- A. Audit/Financial Review. – Bruce said there has been much discussion regarding the review. There are basically two plans on the table...the Jones plan and the Graves plan. Copies of are attached to the minutes...Jay made motion to approve the Jones Proposal Bruce Thompson seconded. Motion carried.
- B. Clubhouse Leases. – 20<sup>th</sup> of December is when lease is up. Meeting in January will be there.
- C. Cliff is still working on Deed restriction removal. He will advise us soon on what direction we should take. Should have information before next meeting.
- D. Mandatory Dues are being reviewed by Cliff. He does not think that a property lien is an option. We are awaiting his recommendation. Should have information before next meeting.
- E. Pool Repair Project. Mike made a motion to accept the Kaiser proposal to repair and replaster the pool. (Approximately \$26,000.00 copies attached.) Seconded by Jay. Motion carried. Mike will get with Jeff to get contract executed and to schedule work.
- F. Status of Workshop. Discussion of this item was deferred until the full board is present or able to have direct input.
- G. Membership List, Email list, New Member Information Issues. Goal is to have up to date list with every member's DI address, mailing address, contact info, dues status, etc in place before next mailing. Mike will get with Jeff to schedule having ladies in office help start verification process.

## 9. New Business

- A) Bruce brought up Stan's question regarding the POA liability regarding having a Liquor License. Cliff will give opinion.
- B) Stan made a motion that we revert back to the original schedule instead of the revised, the motion was not seconded. It was noted that we will review it again in February.
- B) Dennis Britton with the Isle Dauphine Men's Golf Club presented a list of items that the group has donated to the Isle Dauphine over the years. The group raises funds to help improve the golf course. Bruce Jones acknowledged the generosity of the group in the past and thanked them for their continued support of the Isle Dauphine.

10. Next meeting: Wed, January 19, 2010, 6:00 PM. Clubhouse

11. Meeting adjourned at ~ 1:00 PM

Minutes Prepared by: Mike Rogers

## Jones proposal for POA Financial Review

*--Review all expenditures of \$1000 or more for the fiscal years 2007 to present to assure proper approval, receipt/possession of the item(s) in question, and confirm the expenditure was/is properly reported on form 990.*

*--Provide an itemization of expenditures that appear to be in some way irregular and recommend action to correct/amend.*

*--Examine the PAC that was formed in 2007 or 2008, provide assurance that it has not compromised our 501c(4) status and provide a statement of steps to be taken to dissolve the PAC and dispose of the funds contained therein.*

*--Offer recommendations for improved controls both as general suggestions and in specific response to irregularities that may be discovered.*

*--Begin with the most recent year and work toward past years until the project is completed or until the billing cap is reached.*