

11/19/2018 – EFAC Board Meeting Minutes – 6pm ET

In attendance;
Randy Plew
Sharon Anson
Jim Lease
Tom Earhart
Gerry Powell

Meeting Minutes for 10/16/2018 – were approved by Randy & 2nd by Jim
Will ask Richard Presser to add to efpier.org website.

In regard to Mr. Roberts addressing the Board on Pier 35 compliance issue it was agreed that this would take place today on the regular Board meeting date of 11/19/2018 – an email will be sent to Mr. Roberts requesting his attendance at this Board meeting to express his concern which will be limited to 20 minutes – he was asked to call in at 6:10pm ET and we provided the access number & code for the conference call.

Mr. Roberts did not call in as requested.

It was agreed that we would provide a 2nd chance to Mr. Roberts to call in on our next meeting scheduled for December 11th 2018, again at 6:10pm ET.

Email was sent on 11/26/2018 with the access information to Mr. Roberts. If no response is received from this email by 12/03/2018, EFAC will call Mr. Roberts directly to make sure he has the needed information to attend. If Mr. Roberts chooses not to call, we will proceed with our review and send our decision to him via certified U.S. Mail.

Randy has a concern with signatures on the checks he is writing. The Mutual Bank does not seem to want to process checks with just one signature even though Mr. Earhart drafted a letter explaining our needs and asking for the bank to honor one signature checks.

We are being charged for denied checks because of just one signature.

Jim mentioned that he was possibly going to be at the lake after Thanksgiving and would try and meet Randy so we could reissue the checks with two signatures.

The Board agreed that it may be time to switch to another bank. The Board chose to look at Lake City Bank as most of the Board presently have individual accounts at this location. Randy will contact Lake City to see if this will be an option going forward for EFAC after the thanksgiving weekend.

Again, we could review & approve the checks to be written on the regular Board meeting date with Randy then issuing the checks the following day for payments –could the Board issue an email to Mutual Bank for authorization which could be considered the 2nd signature?

Randy indicated there are just 4 unpaid pier fees remaining. Sharon & Randy were to exchange information on these last 4 invoices. Tom was asked to draft a letter to these individuals asking for payment & consequences for non-payment. It will be sent certified mail to the individuals via U.S. Mail with return receipt so we know they were notified.

Randy indicated all new invoices sent for 2019 will contain a request for the pier number being paid, Phone #'s, email addresses, associated Epworth Forest address, and permanent resident addresses if they do not live in Epworth year-round. It will also note the all piers shall be numbered. We discussed an option of a fine for non-compliance if numbering is not provided.

Jim also mentioned we could request that an pending sale of property be noted along with the contact information for Reality Company involved and the new buyers contact information so records can be immediately updated.

Pier Wait list needs updated – Jim sent an email with 5 names to be removed – Gerry will pull down the list and remove these names and send the updated list to the Board members for review – and the we will have it re-loaded to the website.

Randy asked about pier assignments for property sales on non-lake front lots. Piers are transferred to the new owners of the property via the Transfer Form on the EFAC website. Since this form is not required by the lake front properties it brings to light the need for this information on the invoice being sent out each year to the owners.

This brought up the question of what possible pier locations are available. Sharon indicated there is spacing available at Eagle Point especially on the back-side channel. We could be seeing usage that is not authorized and not being invoiced. Double usage of lot owners on Eagle Point have a pier both lake side & channel side. There are also some lake side issues of lots not sharing access or not maintain piers within the courts space rulings, which would allow additional non-lake front pier access. These issues were identified by the original Board, but action was not taken as the were other more pressing issues to resolve.

Jim mentioned an issue with Pier location 70A being a possible problem. Rocks, lake depth among a few concerns. He also indicated we should look at Pier location 9A.

The Board agreed that the above two paragraphs need to be looked at in the spring by a physical check of these locations to help with pier assignments and availability.

If piers are assigned but not placed in the lake for the year by the assignee, this is legal per the courts documents.

Community pier vs. Wait list who will get 1st assignments as we find available pier locations if the Courts ruling goes against its existence. We do not have an answer at this time, will have to have discussions when the ruling happens.

Commented [O1]:

Randy will send all the year to date accounting information so it can be reviewed and we can firm up the budget and needed pier fees for 2019.

We agreed that the 2019 invoices need mailed as soon after the 1st of 2019 as possible, with a due date of May 1st 2019. Randy indicated he will be using the U.S. mail for sending invoices. Fines for late payment after May 1st will be issued to all who have not complied.

Jim made motion to adjourn
2nd by Randy
Meeting closed 7:15pm ET

G. Powell – Secretary