

04/16/2019 – EFAC Board Meeting Minutes – 6pm ET

In attendance;

Randy Plew

Sharon Anson

Jim Lease

Tom Earhart

Gerry Powell

Board minutes from 03/12/2019 were reviewed

Motion to approve by Jim – 2<sup>nd</sup> by Sharon – all approved

Randy –

One more small deposit will be made this week.

Pier fees being postmarked after 04/01/2019 - members have been sending in the extra fee for being late.

We have two checks for Shipmen & two checks for Earhart that need to be written. Amounts were noted. Jim made motion to approve writing those checks – 2<sup>nd</sup> by Gerry – all approved

Balance on hand on 03/21/2019 was +21K which included all funds.

A check for half of the Community Pier Socket removal was written to Mohawk LLC which was approved in the 03/21/2019 Board meeting. The remaining balance will be paid on the completion & verification that all sockets were removed.

Sharon supplied a “2018 Budget” example to all & Randy will create a 2019 Budget laid out in a similar manner which can then be approved & placed on the EFAC website for all to review. Jim thought this would be a good layout to provide all members – all agreed.

Randy will ask Link Accounting for a “2018 Accounting Report” for all to review. Randy will also send a P&L 2018-year report from QuickBooks for review to see what we could also use in providing a financial review to members.

Tom on Helm’s February 20<sup>th</sup> letter has concerns – he sent Matt & the Board a copy of these for review. Matt needs to review and provide input to the Board on those concerns.

Will we need to use the Board’s E/O insurance to cover and fees?

Randy stated he does not favor any payment to Helm’s or Kokomo/Grace.

We need Matt’s conclusion on where he feels the Judge might go in awarding or refusing to grant damages.

Jim asked if we can consider a counter offer of -

- Paying for the removal of all Community Pier Sockets for \$3300.00
- A payment of \$1000.00 for three years

This comes closer to the \$6400.00 sum in Helm’s letter

We need Matt’s input via an email ASAP or do we wait until the May Board meeting.

If we get a email – we all agreed to review and send our responses’ to each other to shorten the process of taking care of this issue.

Sharon – Hardy should have only one pier assignment. Records are showing two (28A – 29A) should be only one. Randy & Sharon will review records and report & update pier records at May meeting for all to review.

Pier 64A is missing from the pier list – it is for Willig - it is on Kokomo/Grace assignment on Exhibit E – pier is old enough that it has brackets on the seawall to which it mounts.

Pier locations 91A / 91B / 91C on Exhibit E – Sharon has asked Nick Yard for the Conferences stand on who owns the property where the piers are assigned – Randy feels they are on Conference property – Nick indicated to Sharon only the property at “Cokesbury” the Beach House and that in the bay in front of the new Conference dorms are not to be used. Sharon did send Nick an email asking if he could provide any further information/guidance for these locations, we are waiting for a possible response.

Transfer form for Michelle Jamison – not on Exhibit E – no pier assignment to transfer  
Jim asked if they had lived there that long to have a previous owner assignment to transfer.  
We will review but records indicate no assignment.

Jim & Gerry will meet Saturday April 21<sup>st</sup> to review blockage of shore front at lot 33 & 34 along with spacing at lot 35.

Jim talked with Huntington/Trinity concerning the removal of the Community Pier and associated sockets at their location. They are fine with our removal of the sockets and will be reviewing their option of adding pier 64. The Board will need to review their pier placement and then provide for an off-shore assignment Pier 65A at this location. The Board will then need to review records to determine the person that will be assigned this location.

Sharon brought up the Ramsey / Kennedy issue of pier assignments that we have for 2019.

Randy shows that pier fees were not paid for 2018 for previous owner Parish - Ramsey's thought that Parish had taken care of this since they did not buy until late June. After review by the Board, we feel the best way to clear this issue of 2018 fees is to forgive that bill. Ramsey's have already paid both pier fees for 2019.

Kennedy has already installed a pier for 2019 in the location he and the previous owner Parish had agreed to since Parish was only using one pier location.

Since Ramsey's purchase the two properties in 2018 and Kennedy already had a pier in place, they choose not to force the removal in 2018 – but wanted to use both locations in 2019.

Kennedy needs to be reimbursed for the 2019 pier fee he paid. Kennedy will be notified that he does not have the same arrangement with the new owners and will need to remove the pier he installed. He is still on the Wait List for pier assignment.

Randy - the website is still up & running at this time. He has spoken to Presser about its relocation and he indicated he would try and get this done in the next two weeks.

Gerry will contact the Warsaw IT Company the hosts the “DIXIE” website for costs to possible move / maintain / update this site on our behalf. Jim stated we need to get this done by June 1<sup>st</sup> by whatever it takes.

Randy stated he thinks we need to rebuild the email contacts along with addresses for both home & cottages for all members. These to be kept in a secure file not for everyone's access. Just the Board for official duties, billing purposes. We all agreed this is needed. We will start work on this project as each of us makes contact with our members.

Gerry will write Josh / Josh's Handyman Service / a note from the Board indicating we are no longer in need of the Community Pier Sections and associated hardware for its installation. We are turning over ownership of all items to his company for disposal & salvage – and funds recovered from salvage are his and we will hold no claim to any of the material/funds that he recovers. A copy of the email concerning this action will be found in the EFAC email account. This approved by all Board member at this meeting. EFAC is out of the Community Pier business and will not support this in the future.

Next meeting 05/14/2019 at 6pm ET

Meeting closed at 7:04pm ET

G.Powell – Secretary