

SCAPOA Board meeting 5/5/2020

Board members in attendance: Mr. Joey D'Isernia, Mr. Race Foster, Mr. Kevin Cruson and Mr. Luke D'Isernia.

Due to ongoing COVID-19 concerns this meeting was held via teleconference on go-to meeting.

Quorum established.

Joey D'Isernia: We have established a quorum so I will call this meeting to order. Brian D'Isernia will not be attending this meeting. Hello Everyone, this meeting is not the annual board meeting. We are going to hold that at a later date once we can provide adequate notice. We are holding this as a board meeting. The first thing that I would like to do is go over the minutes of the last meeting. Luke sent those out to the board members earlier. Does anyone have any comments on the minutes?

Race Foster: No.

Kevin Cruson: No.

Joey D'Isernia: Okay, I would like to remind everyone to mute their phones so that we do not have any background noise. Um, okay Do I hear a motion to approve the minutes as published?

Kevin Cruson: Yes, I make a motion to approve the minutes of last meeting as published.

Luke D'Isernia: I second that motion.

Joey D'Isernia: Any comments from the board?

*No response.*

Joey D'Isernia: Anyone oppose? All in favor?

Motion passes unanimously.

Joey D'Isernia: The next item on the agenda is the budget and financial update since this is not an annual meeting, we are not going to do the full rundown of the annual budget. We will save that for the annual meeting. Where we will present it and approve it. We will give a brief update on the budget. Is Linda Carpenter on the call?

Kevin Cruson: I will text her and get her onto this call. Should we move onto the next item on the agenda?

Joey D'Isernia: Yes, that is fine. We will move onto the next item for now. If she unavailable we can perform the brief update. So, the next item is the community building. Kevin do you want to speak more about this subject?

Kevin Cruson: Okay so, what we did is I went into the building a few times lately after the storm to take a look at it and survey the damage since we acquired the building. Mark Dorsten and I went in there. Mark is a public adjuster who lives at the airpark. We went in to take a look. We were concerned that the studs maybe rotted out. It appeared that they were not. We got a crew in there to clean it up, tear out the drywall and start dismantling all the wet stuff. We are opening it up and letting it air out and see what we have got. See what is salvageable and rebuild it with the least amount of expense. What we need to do tonight is get a consensus from the board if everyone thinks that it is a good idea. If anyone has any issues, then we can vote on a motion to continue on with that work and getting it completed as far as ripping out the drywall. Then we need a contractor to come out and build a roof over it. Get some estimates for a roof so that we can dry it in and save the structure that we do have that is good. Close it all in so that we can save the building.

Race Foster: That sounds good to me.

Joey D'Isernia: That sounds good to me as well. Kevin is this something that we would want a P.E. to come in a take a look at. A structural engineer to take a look at it and tell us if it is indeed salvageable after we remove all the drywall and other water damaged materials.

Kevin Cruson: Yes, that makes sense and is part of the plan. Mark Dorsten is getting an engineer that he knows to come take a look at it and give us his opinion on whether it is safe. We would also want to take a look at what it would take to remove the cupola from a cost and feasibility perspective. If we could get his opinion on whether it's better to keep the cupola or not from a structural perspective that would be

good. I think that if we can cleanup that roofline and make it more aerodynamic for storms and less opportunity for leaks. I think we would be better off. We have proven in the past that that area up there is not usable. It is too hot. What I imagine what we do with this is that we get it dried in, treated for mold, and get insulation sprayed on the joists and ceiling. Then cover the ceiling and joists with either drywall or wood or some other covering so that it is nice and insulated. In the past there was only two inches of insulation in that structure. That did not insulate it well. We need to repair the building in the best least expensive way.

Race Foster: I think in the past that I have had some conversations with some insurance people about the building and I have heard that it might be difficult to rebuild it without a new slab. It is probably be cheaper to rebuild the structure if we can.

Mark Dorsten: This is Mark, what Race is referring to is the uplift requirement. The new slab is heavier to handle the uplift. The engineer is going to see if we can repair what we have. We might have to put in unisex bathrooms and a wheelchair ramp. They should have it all clean by tomorrow. I am going to have the hold off on the kitchen because of the granite countertops. I will have my boys come up because they do granite and they are 19 for 20 as far as not breaking granite when taking out countertops. Then we will get the engineer in there and if he signs off, we can get mold experts to do the remediation. Then we can get a price for the roof. I have a job estimator that I work with, if you guys want, he can get you prices as far as subcontractors for the reconstruction.

Joey: Thank you Mark. So, what I would like to do is entertain a motion to bring in an engineer to make sure that the building is sound and that we are not wasting money. We need to get pricing on a mold remediation protocol to follow. Meanwhile get pricing on a roof. Anything beyond that we need to come back and discuss it. Do I have a motion for this from one of the other board members?

Luke D'Isernia: Joey I believe that we really need to get the mold remediation expert to look at the building and a mold report soon after the structural engineer to make sure that we get all the necessary information prior to voting to go ahead with the rebuild. I would hate to vote to go ahead based solely on the engineer only to hear the mold remediation expert tell us that yes, the building is structurally sound, but the mold makes it unfit for human occupation.

Joey D'Isernia: Yes, I agree with that. The motion is to get a professional engineer to certify that it is structurally sound. Then get a mold remediation expert or company to help us out with a mold remediation. We can follow that protocol to clean it or we hire someone to do the cleaning. I just want to... between the structural and the mold and then drying in the structure I would like in this meeting to get those things approved so that we have something to work with before we have to have another meeting to make more decisions over it again. Does that make sense?

Luke D'Isernia: Yes, that does make sense....

Kevin Cruson: Yes, I agree with that and I second your motion.

Joey D'Isernia: Okay. Anyone opposed?

Luke D'Isernia: Actually, it is all in favor and then vote. So, I vote yes.

Joey D'Isernia: That is right. I vote yes as well.

*Motion passes unanimously.*

Joey D'Isernia: Yes, thank you Luke. The motion passes unanimously. The next item on the agenda....

Kevin Cruson: Joey the one thing that I would like to add to that is that we get the engineer here as soon as possible so that we do not waste money on it. That will be our next...We will get these guys to finish cleaning it up so that the engineer can get a good look at it. We will try to get that engineer here in the week or so.

Joey D'Isernia: Absolutely. Next item on the agenda is the maintenance committee update. Kevin, I do not know if you want to talk about that.

Kevin Cruson: Yeah, we can start on that by handing it over to the maintenance committee Scott Dickerson. Scott Dickerson are you on this call?

Courtney Dickerson: No, he is not. He is working tonight so I am here. I am his wife Courtney.

Kevin Cruson: Okay. Yeah, I think I can handle a lot of this update. First thing unfortunately with all the flooding that we have had this spring I showed Joey this morning that a lot of the drainage boxes for the runway have started to wash out. The issue is with the grouting that they used to join the pipes to the concrete boxes cracked with the flooding. We need to act as soon as possible to save the good structures that we have in place so that we are not paying more at a later date. We need to get a few subcontractors out here to give us estimates on what it would cost to go into those pipes and seal them from the inside and out. The problem is that you cannot just take a backhoe and disturb the ground around the pipe a lot without the pipe breaking. It is going to require a lot of hand work, labor intensive, expensive fix. In my opinion we need to do this asap as drainage is paramount out here where we live, and we spent 1.6 million dollars on that project and we do not want to lose that runway and what we have in place.

Joey D'Isernia: I agree with that. Do you want to vote on all of these projects individually?

Kevin Cruson: Yeah, I think we...on that one there isn't a lot to vote on we need to get the estimates, I guess we can go ahead and vote in a budget for that project so we can get something started as we will probably not have another meeting for 60 days.

Joey D'Isernia: I could not begin to come up with a budget for that project to get it started, do you have an idea Kevin?

Kevin Cruson: Yes, I can say that it can easily cost \$10-20K to start with. It is going to be.... I have not looked at every single concrete box out here, but several have issues especially on the north side. I make a motion that we get bids on fixing the drainage and set a limit of twenty thousand dollars to spend on this project before the next meeting.

Joey D'Isernia: Yes, and if we get bids that cost more than that limit but are reasonable, we can hold a short special meeting to make a decision on it.

Kevin Cruson: Yes, I agree with that considering how well this teleconference is working.

Joey D'Isernia: Yeah okay. So, Kevin made the motion do I have a second?

Luke D'Isernia: Yes, I second that motion.

Joey D'Isernia: Okay anyone opposed? No. Then that motion passes unanimously. Kevin you want to go to the next project.

Kevin Cruson: Yes, the next project is the mowing contract. It has been fairly frustrating this past year and this last spring. The place looked horrible. I know that I was not here a lot, but I heard about it daily from several people. I spent some time with US Lawns and cut off their payments via Linda. I was fairly frustrated with the way that the place looked. They have since come out and mowed the last two weeks and have done a good job in my opinion. They seem to be turning it around they have a new plan and I....understand that last year was bad with all the storm damage and debris and they were running around to get all the properties that they were mowing looking somewhat decent.. I guess at this point that we stick with them for rest of this year because as Linda can attest the way we pay. If we cut them off at this time of the year when we really need them then the association loses out as per the contract, we pay them for the whole year. If we really feel like they are not cutting well then, I suggest we cut them off in October rather than right now. I think that trying find a replacement now for this sized development is going to be difficult in my opinion.

Audience member: What was the problem with the Lawn Ranger?

Kevin Cruson: Carol no longer wanted to do it. We have asked her repeatedly to come back and she has refused.

Joey D'Isernia: That makes sense to me Kevin. Do we need to hold a vote on that?

Kevin Cruson: No, I do not think we do. The one issue that we have now is that we are using last year's contact and it has not been updated it has just rolled over is that true Linda?

Race Foster: I do not think that she is on this call.

Kevin Cruson: No, I saw her here...

Linda Carpenter: I am here...sorry I was muted. Yes, that is correct they are getting paid the same amount as last year because we are working under last year's contract.

Kevin Cruson: I can check with them to see if they are fine with rolling over the contract each year. From My last conversation with them they know that they are one step from being canned. I was pretty upset with them.

Joey D'Isernia: I am okay with that. We can move on if they cannot cut it anymore.

Kevin Cruson: Yes, the next project is the entry sign. Joey, I looked at it this morning. My opinion is that we get a sign, to replace the one that blew down, that matches the sign on the gate. I would like to get an estimate on getting a block and stone pillar with a 4 by 8 piece of steel on the front with the background on that pillar. It is going to be a fairly expensive project. So we need to get estimate on it as it is my opinion that it is the best and most hurricane proof option and at the same time as the laser cut sign have a plane cut out to go on that pole. Maybe we can get that done at the shipyard?

Joey D'Isernia: We can look at it, but we would like to know the cost and if it is possible to do on our machine before we do it.

Kevin Cruson: Oh. We can cut it out and make a profile of a plane out half inch or five-eighth inch heavy steel and make an eight to ten-foot wingspan so that it matches the beautiful plane that Frank made previously. We can build it to last any storm. We already have a strong pole out there. It is rated for a lot of wind. We have a lot of concrete around it. We need an airplane that will hold up to it. We made this one made of steel with a clear coat on it. I think that it will look pretty sharp. That is what is in mind. We need estimates for that project. Can someone from here get those estimates as I will not be available to do it this month due to training with Delta? Does anyone want to volunteer?

Joey D'Isernia: Do we have a volunteer to rundown those estimates and put together a package on what this project will cost? No takers???

Kevin Cruson: I guess I will see what I can do in my spare time.

Race Foster: I will help you with it, but I will need some guidance from you.

Kevin Cruson: Yes, thank you Race. Next project is the middle flagpole that we lost in the storm. We need to replace it to match the other two and get a top on the left pole. Larger project is the cracks in Park Way it goes hand in hand with the budget update but um...I looked up the old GAC quote on what it would cost to repave the runway. I got that one and a half or two years ago it was for \$210,000.00 to \$225,000.00. With the price of oil being low I can easily give GAC a call and get an update on that price. We do not have that kind of money right now. Maybe this fall when we possibly could, but I do not think that we will have that much. So I feel like the best thing we can do with those cracks is to do a self-help project or get a contractor out here to fill in the cracks and then put cold patch over them and do a temporary patch job. Otherwise we might need another assessment to cover all that cost at once.

Joey D'Isernia: I agree with you Kevin. It would be great to go ahead and redo Park Way completely but for that kind of money especially with the priority of getting the aero center rebuilt we still do not know what that will cost in total. The best thing that we can do for now is to do a decent patch job on it get these other priorities completed and see where we are at financially later in the fall or next year and go from there.

Kevin Cruson: Yeah, I agree.

Joey D'Isernia: Next items....

Kevin Cruson: Race do you know a contractor that can provide us with an estimate for patching Park Way?

Race Foster: Yeah, I do know of one, but he is really busy at the moment...

Kevin Cruson: If he could provide us with a quote. That is all the maintenance issues I had to talk about. Courtney do you have any issues that Scott wanted discussed?

Courtney Dickerson: No not really. They repainted the runway but that was a long time ago. But that is all I have.

Kevin Cruson: that is a big thanks to Scott and Daren getting that done. That is the one thing with the maintenance committee. If we can do one maintenance day before it gets really hot. We could do some stuff around here and make a real difference. One thing is that we have a dead tree at the end of Park Way that dropped limbs. If we can get that picked up and get enough of a big crew to work with then we can take down that tree. Then also there is a lot of cleanup around the aero center that can be done. We can pull up those poles left over from the fencing and general cleanup. If there is interest. That tree needs to be taken care of soon as it is a safety hazard. It could fall on someone.

Joey D'Isernia: Yeah that tree is something that could be dangerous to take down. It would probably be better to hire a professional to remove that tree. I hate to pay a professional to do it, but it can be dangerous.

Kevin Cruson: Is there any interest from the community in having a maintenance day sometime this spring?

*No response.*

Luke D'Isernia: Kevin I can get a quote from the arborist that removed the five trees on the second ESG lot. They do great work at reasonable prices.

Kevin Cruson: No Ray Hundrieser has an arborist that is going to take down a tree in his lot. That arborist can also take down the tree at the end of Park Way. I make a motion that we spend no more than \$1,000 to get that tree removed.

Joey D'Isernia: Kevin I think it is best if we wrap up all these small projects with one motion if we can. On the entrance sign the plan is to go get pricing and once we get pricing we can come back and approve it. For the flagpole go get pricing and get it fixed. That is not going to be an expensive fix. The cracks on Park Way we need to get a quote to get someone to do decent patch job done. Pricing to get that tree down I do not want to set a limit on it even if it cost \$1,500.00 we just need to go ahead and get it taken care of as it will not be a big expense. It is just too dangerous to have volunteers do it. I will entertain a motion to get those items performed in that manner.

Kevin Cruson: I second it.

Race Foster: I second it.

Joey D'Isernia: Anyone opposed?

Luke D'Isernia: All in favor?

*Motion passes unanimously.*

Joey D'Isernia: Since we have Linda on the teleconference...Linda are you still there?

Linda Carpenter: Yes, I am.

Joey D'Isernia: Linda could you please give us a brief update on the budget and finances.

Linda Carpenter: Yes, between the money market and the checking account we have \$161,000.00 in the bank. We have paid off the runway loan, but we still have one payment remaining, so I talked with Kevin about it. Kevin didn't we figure that we have \$80,000.00 to \$100,000 coming in?

Kevin Cruson: I believe so.

Linda Carpenter: Yes, so that should leave us in good shape as far as getting the clubhouse repaired and getting the road patched and the other items that were mentioned.

Joey D'Isernia: Great. That is good. That gives us an idea of what we have to work with. When is that last payment coming in?

Linda Carpenter: I usually send it out at the end of August. Um the beginning of August and it is due September 1<sup>st</sup>. We still have some money coming in from last year's payment I will have to send out some invoices out and remind some people, but I think we have a pretty healthy amount in our checking and savings.

Joey D'Isernia: Thank you Linda. The next item on the agenda is a covenants committee update. Kevin I will let you handle that.

Kevin Cruson: Okay. So, Mark you guys have been working on this, have you guys made any progress at all?

Mark Dorsten: Kevin I have sent you all the stuff we have worked on. The only other stuff to mention is the website. I am sure that you will get to that.

Kevin Cruson: Okay. I guess the next step with that is to run it past an attorney and get an approval. No first is to send out copies of the covenants to all the members so that they can take a look at it. What is the approval process for it?

Mark Dorsten: That is why we are trying to get the website setup and then use website to send it out so that we can get a consensus so that we will only have to update the covenants once. Before we want to pay to get them drafted because we need to get approval from the members first, and nothing has gone in front of the board, yet right?

Kevin Cruson: Yes, that is really the next step. We need to get that website up and running. Mark has done a great job with that, hunting that down. What was the price of that 675 to get that done?

Mark Dorsten: Yeah, I went to a bunch of vendors and I found one that will do it for 675. He originally wanted 750. It will have the membership, the notification, the bulletin board, the calendar. I forget I believe it has a place where you can pay your dues online. I do not know if it has that. I will have to double check that. It will also have the discussion boards for issues. You will need a moderator for that so that it is not a free for all. It has some security on it. The hosting I have a VPS, so it is free, or you can pay for hosting. It is not that much.

Joey D'Isernia: So, is that an annual fee of 675 or is it an annual fee? How does that work?

Mark Dorsten: That is a one-time setup fee.

Joey D'Isernia: So how do they moderate it on time with a one-time fee?

Mark Dorsten: Moderating it has to be done by us. By someone in the communications committee that the board appoints that will be the moderator. So that when anyone makes a comment under their property owners name account. Nothing anonymous. Then the comment has to be approved for posting under whatever topic that they are commenting on.

Kevin Cruson: Joey the purpose of this is to keep the negativity down. To keep the negative comments off of there like the ones on Facebook and keep it all positive to the public. We can use this forum as a community to hash out issues such as the covenants. I think it is great.

Joey D'Isernia: Okay I think it is a good idea. Kevin have you had the chance to look over this quote? Mark what is the name of the vendor?

Mark Dorsten: I will look it up and send it to you guys. I believe her name is Lorie. I will send the resume, company name etc. to you guys. I will send the information to Kevin.

Kevin Cruson: This is out of my wheelhouse. Rich Turner I know that you are online. I know that you have some experience on this subject. Is 675 a good price?

Rich Turner: Yeah it sounds like a good price for the initial setup. The concern that I would have on that is follow on fixes if something goes wrong. Is someone here going to check and figure out if something goes bad and can work behind the scenes? Otherwise we will have to pay someone to go back into the website to fix any problems.

Mark Dorsten: Yes that is correct. We are doing it on the word press theme. I do not know how familiar you guys with that kind of stuff. Word press is a content management system. It is probably one of the most popular ones out there. Because it is standardized it is not hard to find vendors to go in and do it. So, you have the host then you get your word press theme, and then a theme on top of the word press. The theme that we are using is the property owners and homeowner's association which is how they customize the word press. We own that so anyone can go in and fix it. All the passwords will be with the board and Linda so that anytime the board can go in and do whatever they want with the website. Which means they can take it down. You guys have all the passwords and server authorizations in your hands.

Joey D'Isernia: I think that this is a great idea and a good way to have productive conversation throughout the whole community. I am all for it. So, I....

Kevin Cruson: Yeah, I think it is a great way that we can improve communication and have honest open sincere communication that is not public. I make a motion that we spend the 675 and get the website setup. I think the biggest issue that we have is that we need to find out who is going to be the moderator.

Joey D'Isernia: Yean I second that motion Kevin to get it setup and we can figure out or reach out to the community to find the moderator at a later time.

Mark Dorsten: You will probably end up with three moderators. The website is backed up so you can go to my VPS and actually go look up the Sandy Creek...Rich knows the exact URL. If you go, there you will see that it is up except that we have not installed the theme over word press.

Kevin Cruson: Okay so we got that we need to make a motion to get it approved.

Joey D'Isernia: Yes, the motion has already been made and seconded. Anybody opposed to this on the board? Luke are you opposed?

Luke D'Isernia: No, I am not opposed to the motion.

Joey D'Isernia: Then hearing no opposition, the motion passes. Yes, next item on the agenda is ....

Kevin Cruson: Covenants and trailers.

Joey D'Isernia: Yes, trailers and campers on the lots and status of lot repossession.

Kevin Cruson: For the trailers, remember last year after the storm we sent out letters saying that we approved them for six months and the county had said that people were allowed more time. I cannot remember the county deadline.

Luke D'Isernia: The county deadline was October 2019.

Kevin Cruson: Yes. That deadline has come and gone we have several on Park Way. That need to be taken care of. I make a motion that we send out letters to all those that have trailers on their property that they get them removed. Especially since hurricane season is coming around again. That is what we will use as the reason even though you are not supposed to have them according to the covenants, in the letter. Letter needs to say that the trailers need to be removed in the next thirty days. Is that too long?

Race Foster: Thirty days seems reasonable.

Joey D'Isernia: I would like the letter to state that if they cannot move their trailer, they need to provide a reason why they cannot remove their trailer. If there is someone that is actively working on their home and it is slow going because I know that it is slow going getting repairs. I do not want to kick someone out. I agree that these need to be moved unless they are absolutely necessary. They should be gone by now otherwise. Kevin made the motion do I hear a second?

Race Foster: I second.

Joey D'Isernia: Any oppose? Hearing none that motion passes.

Kevin Cruson: Other covenant issues that we have is that recently a chicken coop has been put up on a property and people are upset because it is in direct violation of the covenants. So, on that I believe that as the board we need to go ahead and enforce the covenants as we have them now. I make a motion that a letter be sent out to that property owner to remove that chicken coop from their property.

Joey D'Isernia: Do I hear a second to that motion?

Race Foster: I second.

Joey D'Isernia: Any opposed? Hearing none that motion passes as well.

Kevin Cruson: Another issue that we have is that we have a property owner that has a hangar that blew down during the storm. There is still a portion of that hangar that is still standing but the metal is flapping around in the wind on top of the structure, which presents a safety hazard. The hangar is located on Airway. It is the last structure that has major damage from the storm that has had very little progress on getting repaired. I make a motion that the board send that property owner a letter stating first that the structure has to be secured within the next couple of weeks as there is metal that can blown off and damage other properties or hurt people. Second it needs to ask him what are his intentions as far as

repairing the structure. I can tell you that I have communicated with him and he feels that he is going to rebuild it the same way he had it before the storm. My opinion is that he cannot do that because he illegally built two doors on that structure one facing the runway and the other facing Air Way without even getting the approval of the architectural review committee or the HOA. He just did it. Second it was a hangar with no living quarters in it. He feels like he is grandfathered in but that is not the case. Past stipulations of the ACC and Board have been that any new construction is going to meet the requirements of the current covenants and by laws. I would like to send a letter to him to that effect. That is my motion. Joey D'Isernia: Do I hear a second?

Race Foster: I second.

Joey D'Isernia: Hearing a second of the motion do I hear any opposition? No. Hearing no opposition that motion passes. Next item on the agenda is ACC update...

Luke D'Isernia: What about the status of lot repossession? We did not discuss that item on the agenda.

Joey D'Isernia: That is correct. Good catch on that one.

Kevin Cruson: Yes, that is a good call as we need to discuss that item. Mark Dorsten, I know that you contacted me with an update on that. I know that we are in the process of reaching out to those people that need to pay what they owe the HOA. Can you give us a rundown of that?

Mark Dorsten: Yes, Chris Walker got me in contact with a company that did the search and found that an owner of one of the lots in question passed away and his wife passed away in 2012. All that we have found is that the property in question did not go through probate. So, a local probate attorney has said we have two opinions. We can file a suit to reopen the probate or the board can contact the heirs about the debt and see if they want to sign over the property to the HOA. The value of the lot matches the amount of the delinquent fees etc. on the lot so it would be a wash. I want to say that Scott or Wayne said that one of their wives was good about tracking people down. We need to see if we can find the heirs so that we can contact them.

Kevin Cruson: Courtney are you good at tracking people down?

Courtney Dickerson: Negative. That would be Heather Risinger.

Kevin Cruson: She and Wayne are not on this call?

Courtney Dickerson: I saw Wayne on here a few minutes ago.

Kevin Cruson: Wayne are you up?

*No response.*

Kevin Cruson: Well we need to get that started. Mark do you know what lot that is?

Mark Dorsten: It is over on Park Way.

Linda Carpenter: I think the name is Cavaso...

Kevin Cruson I would like to act on this quickly. My idea on this and I have talked with others at the Airpark in the past about this and it would be great to get this lot repossessed soon and get it in HOA possession with the goal being to trade this lot with Mr. D'Isernia for the lot that he owns that is next to the aero center. If we can get that lot via trade we can join the lots and in the future if the county improves Hwy 2297 that we can get the old asphalt and use it to create a taxiway and parking lot and improve the lot with aero center. We would gain a valuable offramp for airplanes and vehicles and give us some flexibility for the airpark to thrive. That is the vision. If Heather cannot do this, then we need to hire someone to find these people and get this lot repossessed.

Courtney Dickerson: I got a message from Heather. She will look into it. They are listening to this call, but they cannot talk due to technical difficulties. Give her the information and she will start looking for this person.

Kevin Cruson: Yes, I got a text from Wayne that said the same thing. That is great. Let's get it started. Any issues with that?

Linda Carpenter: It is the lot right next to Alan Penrod.

Joey D'Isernia: Okay. I say we go ahead with the other lot as well...



Kevin Cruson: We contacted them, right Mark, and they said that they want to pay the delinquent fees and keep the lot, but they have not done that yet. So, I believe that that we need to get the ball rolling a get the lawyer to send them paperwork to them to make it official and get them to make a decision either way.

Linda Carpenter: Yes. I talked to Julius Poston and he said that he was going to take over ownership of the lot and pay all the delinquent fees. But I have not heard back from him. I think we need to start the repo process and if he came through later on that is fine.

Mark Dorsten: I have a probate attorney and foreclosure attorney that can handle it. I can get their contact information to Linda and Kevin.

Kevin Cruson: I make a motion that we do that and make this happen. We have been talking about this for years.

Joey D'Isernia: I hear a motion from Kevin, do I hear a second?

Race Foster: I second the motion.

Joey D'Isernia: Any opposed? Luke do you have any opposition?

Luke D'Isernia: Nope.

Joey D'Isernia: Hearing no opposition to the motion passes. If this probate attorney and the other attorney are reasonable, I say go with them.

Kevin Cruson: I agree.

Joey D'Isernia: Okay that is all the covenant topics now. Let's move onto to the architectural review committee update. The first item is the new procedure for approval of new construction plans. So the new procedure that we have instituted, correct me if I am wrong Kevin, what we will do for people that want to build a hangar home in the community to get an initial approval of the concept of what they want to build from the ACC and they then will have to come back to the ACC for final approval of their plans for new construction or reconstruction only after they produce final county approved drawings and plans. Is that correct?

Kevin Cruson: That is correct. Yes, that is a result of past experiences. In the future, it is best for the homeowners because it allows them to not have to spend a lot of money on drawings and give us a general concept before they spend money on plans, so that we can steer them if there are any issues with the concept. With the initial approval of the concept they can go to the county and spend money on the final plans. Then come back to us for approval. This needs to be written into the new draft of the covenants.

Joey D'Isernia: Is that specifically written into the covenants or is it a separate matter that is mentioned under the architectural review committee? What are your thoughts?

Kevin Cruson: I was looking at the covenants today. There is a big section in the covenants about the ACC and the process. I think that it would be great to put right into the covenants because we are redoing the covenants already. It carries more clout being part of the covenants. I think that this is wat we decided. If it is in the covenants it will be more lasting in the future.

Joey D'Isernia: I agree. Do I hear a motion to amend the covenants to include this new procedure for approval for new construction?

Luke D'Isernia: Joey, First I would like to add that the procedure needs to be fleshed out more. I understand the concern about saving people money on drawings but I am very uncomfortable listening to and voting on a concept presentation that is nothing more than an idea book with various photos and alternate photos that result in thirty eight million of different permutations of what the structure could possibly look like. I would like the initial conceptual drawings of the structure to be as focused as much as possible. The conceptual drawing does not need to be county approved but it needs to be something were I can look at it and have a fair amount of certainty that the conceptual drawing is going to be roughly close to what the approved county drawings will look like. I would hate to be shown a conceptual drawing to tentatively approve and later get the county approved drawings afterwards and they are vastly different.

I don't want to glance at the conceptual drawing that depicts a Ferrari, so to speak, and then look at the county approved drawings that depicts a Ford Pinto.

Joey D'Isernia: I hear what you are saying. It is a valid concern. So, I guess that it is important to note that as we draft this new approval procedure language, we make it such that the concept plans that are of sufficient detail for the committee to be able to readily discern that the structure will pass all the requirements of the covenants for structures to be built in the community.

Kevin Cruson: That sounds good to me.

Joey D'Isernia: Okay Kevin made the motion do I hear a second?

Luke D'Isernia: I second the motion with what Joey added to it.

Joey D'Isernia: Race do you oppose?

Race Foster: No.

Joey D'Isernia: Hearing no opposition the motion passes. Kevin do you want to tell us about the new house on Air Way?

Kevin Cruson: Yeah, no problem. I will see how my pictures look through the camera. We have plans from Dan Moreno who recently purchased Mr. Loggerhauf's old lot.

Joey D'Isernia: are you showing the camera something, because I cannot see anything?

Luke D'Isernia: Yeah, I cannot either.

Kevin Cruson: Yes, I will in one second.

Joey D'Isernia: Because your camera is off.

Kevin Cruson: My camera is off?

Joey D'Isernia: Yes, please go to the camera icon on your screen and turn it on.

Kevin Cruson: Okay. Here we go.

Joey D'Isernia: Okay I see you now.

Kevin Cruson: Ahh. One second, I am working on it. Here is a picture of it. It is a little two-story house, about 1,400 square feet on the ground floor so it is in accordance with the covenants. For everyone's information the ACC has already looked at this and it is approved for him to now get county approved drawings. More pictures here of his intentions and he will build a hangar that matches the structure. It is a good-looking structure. We have another set of plans for the ACC to take a look, from the Dickerson at we will have an ACC meeting once this meeting is adjourned. I have already looked at them and it looks like it will match their house. It is an outbuilding. It should be a good addition. The next issue that the ACC has been dealing with for the passed year and some is Mr. Summer's hangar and what are we going to go with that. The ball is in the ACC's court. Should we talk about it now or wait for the ACC meeting?

Joey D'Isernia: Let's talk about it now. We have gone back and forth with Mr. Summers on this and bottom line is that this particular project is the whole reason why we are changing the approval procedure for new construction and amending the covenants so that there are more steps to the approval process because the obvious thing that happened was that the board was presented with a fairly detailed conceptual arrangement of his hangar home. Large building but a lot of work was done on the conceptual drawing to make it look like a house from the street view and not a hangar that is aesthetically pleasing. His construction clearly does not match that. So, we asked Mr. Summers for some additional details on what his intentions are with the structure. We have received those and at this point it is my opinion is that he needs to follow through with his concept plans and build the structure in accordance with what was presented. There are a number of very key changes that were made without the ACC and board's approval. One being the very large door on the front which caused the porch to not be built in the way that it is shown. Vertical siding on the front as opposed to horizontal siding which makes a huge difference. There are host of other differences. At this point I think it is best that the board goes back to Mr. Summers and demand that he follows through and builds the structure in accordance with the conceptual drawings that were submitted. I would like to hear what the other board member's opinions are.

Kevin Cruson: One thing that I would like to add is that I really feel that that is our only option to hold him to what was submitted and approve. We really do not have the option to take and accept anything less because then if we do, we open ourselves up to liability because we cannot approve a variance that cannot be approved essentially. We have to stick with the plans that were presented and approved as we approved a variance that it would that it was going to be metal in order to do this and you have done something that is drastically different and that is not acceptable. You need to match the drawing.

Joey D'Isernia: Race and Luke do you have any opinions?

Race Foster: I agree with Kevin.

Luke D'Isernia: I agree with what you are saying Joey. Basically, I hate to sound like a jerk or be the hardliner on this, but I do not like being misled. I will put it that way and people can use whatever terminology they want. I really do not like being misled. I will leave it at that. I agree with what you are saying. We need to hold him to the concept drawings otherwise what is stopping someone else in the future from trying to do the same thing.

Joey D'Isernia: Yeah, I understand. So, I will entertain a motion that we send a letter to Mr. Summers stating just that. Do I hear a motion?

Race Foster: Yes, I make that motion.

Luke D'Isernia: I second the motion.

Joey D'Isernia: Thank you Luke. Kevin do you oppose?

Kevin Cruson: No. not at all.

Joey D'Isernia: Hearing no opposition that motion passes. We will draft that letter and send it to Mr. Summers. Kevin is that the last item under ACC issue updates?

Kevin Cruson: The only other thing is Mr. Dickerson's hangar. I can try and get those plans if you guys want to discuss them. We might as well versus formally calling a new meeting since everyone needed is right here.

Joey D'Isernia: Let's set a date for the annual meeting, get public comments and then adjourn this meeting. We then can hang on to this go-to meeting and then have an ACC committee meeting.

Luke D'Isernia: That sounds good to me.

Race Foster: The only thing is that I phoned into this meeting I have no camera so I cannot see any drawings.

Joey D'Isernia: Okay Race we will do as much as we can, and we will send you the drawings via email. Are you where you can get email?

Race Foster: I am at my house and my computer is broken.

Joey D'Isernia: We will do as much as we can tonight with that limitation in mind. We need to set the date for the annual meeting and provide adequate notice. I think there are various opinions on what is adequate notice. In my opinion the safest thing to do is to provide 60 days' notice. Is that everyone's understanding?

Kevin Cruson: Yes. It is one of those gray areas. I believe 60 or more days' notice would be better so that we can have some time to get the website up and the covenants reviewed and have a productive meeting. So, I think earliest would be July, August, or September is good for me. What is your opinion, guys?

Joey D'Isernia: How about mid-July? That is 60 days, isn't it? So, from tomorrow which would be May 6<sup>th</sup>. June 6<sup>th</sup> ... July 6<sup>th</sup> ... sometime the second week of July?

Kevin Cruson: I would like to get further away from July 4<sup>th</sup> if we could maybe middle of July or end of July.

Joey D'Isernia: Okay how about the week of the 20<sup>th</sup>? Does that work?

Kevin Cruson: Yes, that works for me.

Race Foster: Yes, that is good for me too.

Joey D'Isernia: How about Tuesday night?

Race Foster: That is good for me.

Joey D'Isernia: Let's figure on July 21<sup>st</sup> at 6pm. Linda are you still on?

Linda Carpenter: Yes, I am.

Joey D'Isernia: Linda could you send out a notice for July 21<sup>st</sup> at 6pm as the annual meeting?

Linda Carpenter: Sure.

Joey D'Isernia: Thank you very much. Okay lastly, I would like to open up the floor now for public comments. I would ask that you state your name and keep the comments brief as possible.

Jason Thatlow: Hi my name is Jason Thatlow we have owned lot #4 since 2003, but never put anything on it. We would like to thank the board members for doing what you do. We really appreciate you guys.

Board members thanked Jason for his kind words.

Joey D'Isernia: Another public comment?

Ron Dubert: Yes, my name is Ron Dubert. I own two lots. This is the first meeting that I have attended, and I think you guys are doing a fantastic job.

Board members thanked Ron for his kind words.

Courtney Dickerson: This is Corey Dickerson. I do not which lot I live on. I have a question about the covenants. Do we have any say in the covenants? Clearly everyone probably knows that I am the one with the chicken coop. I know that the covenants say right now that absolutely poultry are not allowed. In Bay County we are allowed to have four chickens. I understand the concern, as my husband is in aviation, about hitting birds and that kind of thing. Clearly the dogs that are in the neighborhood including mine, are way more likely to run across the runway then my chickens. Who are going to be cooped up. They are not going to be free range birds. They are going to be more enclosed then my children and my other pets. Is there anyway that we can have a say in some of these covenants? That was one of the reasons why we moved out here to get more of that country lifestyle without being all tacky. I am curious as far as what say do, we have in the covenants. I am not alone, there are others at the airpark that want to have some chickens, in the backyard.

Joey D'Isernia: Hello Courtney great question. The covenants are written, approved, and amended as time goes by. The board as the responsibility to make sure that the amendments match what the HOA members want as a whole. Correct me if I am wrong Kevin but the process of drafting up the amendments to the covenants and rules getting them passed through what is the community involvement in that?

Kevin Cruson: That is the whole purpose of that website that we are trying to setup. So that we can hash it out and discuss it. In my opinion we need to abide by what rules we have right now. If we want to change them in the future, no one has any issues with reassessing and changing the rules, but we have to abide by the rules that we have now in place. I am worried that this development is primarily focused as an aviation community. We need to do everything possible to keep that the primary focus. If a chicken runs out in front of a plane and the plane is wrecked or someone is hurt by the plane that is bad. Especially if it is in violation of the current rules. It is going to be a huge liability issue for the people that own the chickens.

Joey D'Isernia: Thank you Kevin.

Mark Dorsten: Ultimately it is the HOA members that vote to approve the covenants. It takes a 2/3 vote. So, you are right the website can hash it all out.

Joey D'Isernia: Thank you for that clarification Mark.

Kevin Cruson: I am horrible about remembering all these numbers, but Linda isn't it 75% vote to change bylaws. Poston deceased it.

Linda Carpenter: They decreased it. It is a 50% vote for assessments, but I do not know what the percentage is for changing the rules. I think it is 2/3s.

Kevin Cruson: Courtney let us take a look and get back with you as far as the exact percentages.

Courtney Dickerson: Thank you.

Joey D'Isernia: Do we have any more public comment? I would like to thank all those who attended this meeting. Not hearing do I hear a motion to adjourn this meeting?

Kevin Cruson: Before we adjourn, I would like to say that I like using this go-to meeting app to have meetings. It saves time and is convenient. What does a membership to this app cost Joey?

Joey D'Isernia: I do not know, Eastern pays for this go-to meeting account and we can see if we can use it again in the future.

Kevin Cruson: With that said I motion that we adjourn this board meeting.

Luke D'Isernia: I second this motion>

Joey D'Isernia: Hearing the motion and the second of this motion are there any opposed?

Race Foster: No.

Joey D'Isernia: Hearing no opposition to the motion to adjourn, the motion passes the meeting is adjourned.