

**SANDY CREEK AIRPARK OWNER'S ASSOCIATION, INC.**  
**MINUTES OF THE CLOSED MEETING OF THE BOARD OF DIRECTORS**  
**29 July 2025**

**ATTORNEY/CLIENT PRIVILEGED WORK PRODUCT**  
**NOT PUBLICLY RELEASEABLE UNTIL SUIT HAS TERMINATED**

A closed meeting of the Board of Directors of the Sandy Creek Airpark Owner's Association, Inc. was held on 29 July 2025 at the law offices of Tim Sloan, esq.

- I. Call to Order and Quorum Check:** The meeting was called to order at 1:20 p.m. with Board members Kevin Cruson, Joel Smith, and Robert Henry. Tim Sloan, HOA attorney, was present.
- II. Proof of Notice:** Robert Henry confirmed that notice of the Board meeting was posted in accordance with Association By-Laws on Saturday, 26 July 2025 at 3:00pm.
- III. New Business:** Discussion of EAA court order.
  - a. To support the right of first refusal in EAA deed, price supposedly paid of \$5,000 must be below market value to be considered charitable. Both verification of payment and of value at the time must be obtained. Possible Dan Giles, 850-769-6593, is a property appraiser for this purpose, ~\$2,000.
  - b. Tim Sloan advised that an early settlement at a higher property price is better than higher legal fees cost at a lower property price. Urged due diligence on the costs.
  - c. Tim Sloan to check with Burke Blue, the attorney/broker of the 1993 sale, to determine if \$5,000 was actually paid. Privilege may prevent the release of information.
  - d.
- IV. Adjournment:** With no further business, the meeting was adjourned at 3:00p.m.

Robert Henry  
Secretary/Treasurer