

SCAPOA Annual Meeting March 22nd, 2019

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

Meeting was called to order by Mr. Kevin Cruson.

Kevin Cruson: I would like to call this meeting to order. The first items are the roll call of the board members present which are myself Kevin Cruson, Mr. Race Foster and Mr. Luke D'Isernia. Is the tape recorder going?

Luke D'Isernia- Yes, it is recording...

Kevin Cruson- I am sorry but neither Brian D'Isernia nor Joey D'Isernia will be able to attend this meeting tonight as they have to attend an emergency meeting concerning Eastern Shipbuilding Group and Hurricane Michael recovery. They made every effort to be here tonight, but they were not able. So, with that here is a list that I am going to pass around to the audience. We are going to have an open question and answer session at the end of this meeting, please sign your name onto this list if you would like to ask us a question. What this board would like to do is to run this meeting according to Robert's rule of order and follow the agenda that was sent out to the members. Before we make any motions, we will open it up for a short discussion with the homeowners prior to voting on the motion. At the end of the meeting in the Q&A open session if you have any issues that you would like to discuss please put your name on this list. I will pass around this list now. Please bear with us as Race is really sick, he may have to exit during the meeting periodically so we will try to have this meeting in a smooth, orderly fashion...

Race Foster- I am sorry I am really feeling nauseous and I do not want to vomit in front of everyone. I already did that twice on the way over here and have already had to change shirts before this meeting.

Kevin Cruson: Moving on from that first we have done the roll call. Next item is the reading of the minutes from the last meeting, and here are copies. They are dated...dated.

Luke D'Isernia: The minutes of the last meeting are dated March 29th, 2018.

Kevin Cruson: Yes, just under a year ago. We will pass out copies of the minutes in the interest of time I would like to not read out the minutes as they are lengthy, unless someone wants to do so. I would like to keep this meeting going along. If someone has any issues with the minutes, please bring it up and we will discuss it before the end of this meeting.

Luke D'Isernia: I would like to add that those minutes are of the last official meeting. The previous get together that we had at Kevin's house was not an official meeting as the meeting was not called to order due to issues voiced and therefore became an informal discussion so that post Hurricane Michael recovery information could be discussed and distributed to the members.

Kevin Cruson: That is it for the minutes. In the past we have not been good at introducing new members that attend these meetings so that we can all get to know more about them. Any new members that would like to introduce themselves?

Scott Dickerson: Yes, I would like to start. My name is Scott Dickerson, and this is my wife Courtney. We have three daughters, and three dogs. *Someone's cellphone rings in the audience and drowns out Mr. Dickerson.* We were here before the hurricane and we plan to still be out here for the long term.

Wayne Risinger: Yes, we are Wayne and Heather Risinger we are in Steve's old house we own lots 91, 92, and 93. We have three kids, their names are Jeff, Cheyenne, and Remington. No pets. We moved into the house three weeks ago.

Maureen D'Isernia: I am Maureen D'Isernia. I am Luke's wife. We live in the house directly across the street.

Paul Yarborough: My name is Paul Yarborough. I bought lot 63. Me and my wife are figuring out what we want to do. She is less enthusiastic about moving over here after the hurricane. We are still figuring it out.

Mark Dorsten: Hello my name is Mark, and this is my wife Ester. We purchased Robert and Jewel's old house or what is left of it after the hurricane. You can see it right over there on Air Way.

Ray Hundrieser: I am Ray Hundrieser. I have lived here for 29 years, off and on. I am here to stay. Russel and Jenny- Hello we are Russel and Jenny we moved here about a year ago in May or March what month is it now? Well we have been over here busy just getting our house put back together from the hurricane.

Chris Walker: My name is Chris Walker I have lived here for six years. Everyone pretty much knows me except for the new lot owners but I plan to stay here for a while.

Kevin Cruson: That is awesome. Sorry guys I got a little out of order here from the agenda. The next item is the election of officers. I would like to discuss that for a minute. We as an association are in kind of a predicament. Our current bylaws are not in accordance with the Florida Statutes. There are a couple of places in particular. The Florida Statutes say that we need to give sixty days notice of a meeting in which officers will be elected. Our current bylaws say 10 days I believe, and our current bylaws say that we need to have a nominating committee the Florida Statutes do not require that. Mark what is the other thing?

Mark Dorsten: Please give me a minute...

Kevin Cruson: There is a third thing that I cannot remember at this time. I would like to open this up for conversation. My idea is that if anyone has any opposition to electing the officers at this meeting, we can table the elections for another meeting. We will schedule another meeting and provide sixty days notice. We are going to try to get the bylaws updated as quickly as we can so that they are in accordance with the Florida Statutes. With that I would like to open up the floor to discuss this matter. Does anyone have any issues with going ahead and electing officers at this meeting tonight?

Audience is quiet no one voices any opposition.

Kevin Cruson: Alright has anyone not turned in their ballot?

No response from audience.

Kevin Cruson: Alright we will read off the results of all the ballots that we have received. We have two candidates that have the most votes. Joey D'Isernia with forty-one votes and Kevin Cruson with forty-seven votes. So, on that note Joey D'Isernia and Kevin Cruson have been reelected onto the board. I make a motion that the results of the election be recognized by the board as being official and that they are part of the board.

Luke D'Isernia- I second the motion.

Kevin Cruson- All in favor?

Motion passes unanimously.

Kevin Cruson: Next item on the agenda is the treasurers report. We have some copies of the report that we are passing out now. In the meantime, as we are passing out the treasurers report in order to give members in attendance the time to look over the report we will skip ahead to the next item which is old business and then come back to the treasurers report immediately afterwards.

Member in the audience: Is this a new treasurers report or is it the same report that was passed out during the meeting that became an informal discussion?

Kevin Cruson: I think it is the same report. Luke is it the same report that Linda Carpenter gave you for what became an informal discussion?

Luke D'Isernia: It is the same treasurers report that we had passed out at the informal discussion.

Courtney Dickerson: Does anyone want any bug spray? The bugs are out and biting now.

Here it is pass it around.

Kevin Cruson: Okay does everyone have a copy of the treasurer's report? Alright so we will start off with the assets so if you look at the balance sheet you have Hancock money market account is \$46,000.00; checking account is \$9,000.00; Summit Bank is \$19,000.00 so the total in the bank is \$74,408.00. What happened last year and why is it lower than what it has been in the past is not because we have spent a lot of money recently. It is due to the fact that we paid down the amount of outstanding principal on our loan a bunch with the money that was in our accounts. What that does is over the next two installment payments for the assessment, the next two years we will have around \$300,000.00 in the accounts after the two assessments. It looks sort of ugly now, but I think we did the best move financially to make it so that we come out of this with enough money to do projects such as repairing the road. We will go through it now, of course we will open the floor to discussion after going over the report. Profit and loss income as you can see is the interest is \$7,000.00; The property assessment was \$49,500.00; The special assessment was \$149,000.00 so the total is \$205,000.00. The expenses include insurance is \$3,400.00 roughly, accounting and book keeping \$1,200.00, maintenance of area is \$20,500.00, excavation is \$10,000.00, landscaping is \$23,000.00 and \$1,000.00 for the gate so that totals \$55,000.00 so we did exceed our standard operating budget of \$49,500.00 but we did some large projects last year as far as excavating. Office was \$1,100.00. Summit Bank loan interest was \$7,000.00. Utilities were \$3,900.00. Total expenses were \$73,000.00, net is because you subtract the total income from what we spent. Here you can see on the last page is the list of lot owners that are not current in their payments. Lots 47, 83 and 94. Total of \$62,000.00 that they are in debt. In 2018 we were able to pay \$216,000.00 on the loan principle, leaving a balance of \$40,000.00. That is the large payment that we made that I mentioned. That is the financial report. Is there anything that we would like to add to that?

Race Foster: No.

Kevin Cruson: I would like to open up the floor for comments on the treasurer's report?

Scott Dickerson: The phoneline for the gate that I recall we all wanted to have disconnected, is there anything that I can do to help?

Kevin Cruson: Yes, if you could go to the post office and get a key for the association's P.O. Box there is probably some AT&T mail with the account number on it. If we have that number, we can call them up and disconnect the phoneline. I have been meaning to do it, but I have limited time when I am in town. I have gotten on to Linda, I mean I have talked to Linda about getting that phone line disconnected. Anything else?

Chris Walker: Did you say key for the mailbox I may have an extra key. Linda gave me a case with keys in it. It could be in there.

Kevin Cruson: That would be awesome, yes, I would like to see that case. With that being said I would like to make a motion to approve the treasurers report.

Luke D'Isernia: I second.

Kevin Cruson: All in favor?

Motion passed unanimously.

Kevin Cruson: Okay next item on the agenda is old business. First bullet point is maintenance issues. With maintenance I would like to thank Darien and Chris for installing the fence beside the gate. They have redone all the runway lights as well. Scott has done a great job of cleaning up around here and I know that everyone has been cleaning up, but Scott has put in some extra time cleaning up. So, I would like to thank all those guys. I really appreciate all your help. So, with the maintenance issues there is ongoing stuff such as the gate that has been frustrating.

Courtney Dickerson: The gate people were here one day.

Kevin Cruson: They have been here two days ago. I talked to them on the phone today. I guess they put a caveat in their estimate that if there was an issue with the openers, they would have to get back with us. Apparently, there was an issue with one of the openers. They want \$600.00 to fix that opener. I was so frustrated, but I did not know what else to do. They have been running around assessing the damage as quick as they could that caveat is for the opener. They have ordered the parts. They should be here the Monday or Tuesday of next week to fix the gate. That is what Fran told me.

Scott Dickerson: Once the gate is working, should all the people that want a clicker order some or?

Kevin Cruson: No, I believe that we have a box of those gate clickers somewhere around here. It could be in my hangar. If not, we can always order more clickers. Next item is that we have some maintenance issues we would like to handle in the future. We do not really have a formal maintenance chairman. In formally it is Jon Blake but he is not spending all that much time down here so I would like to see if we had any volunteers to head up a maintenance committee to tackle the maintenance issues on the airpark.

Chris Walker: I can help out Scott. Can Darien be a part of the committee to?

Kevin Cruson: Yes, he can. He is a force to be reckoned with. Alright I make a motion that we have a formal maintenance committee with Chris, Scott, and Darien?

Luke D'Isernia: is there a possibility of others being able to volunteer and be part of the committee?

Kevin Cruson: Yes, there is. I would like to add that to the motion raised.

Luke D'Isernia: I second the motion.

Kevin Cruson: All in favor?

Motion passed unanimously.

Kevin Cruson: Alright now that we have that in place one maintenance issue that we need to tackle right away is painting the runway lines. I will order the white runway paint with glass beads for that and we will get that painted. Windsocks, Darien has helped with getting them addressed.

Darien: Yes, one is good but the other is not in good shape. The cage is gone and so is the sock.

Kevin Cruson: I will get one down at sun and fun. I will get an extra sock as well. We will get to hurricane cleanup stuff but first is there any other issues that anyone would like to bring up?

Courtney Dickerson: Yes, are the flag poles part of the community center property?

Kevin Cruson: That is something I was going to bring up. They are part of the common area; we were going to order new flag poles.

Courtney Dickerson: We have some extra flags. I have a plethora of American flags at my house.

Kevin Cruson: We have some American flags. We will get some flagpoles ordered through the maintenance committee. Alright that is it for the three maintenance issues....

Courtney Dickerson: Is the fountain a maintenance issue?

Kevin Cruson: No, it is a separate issue that we will discuss later in this meeting. Next item is hurricane cleanup and airpark aesthetics. I think that the biggest thing is finishing up on the airpark cleanup. I talked to a gentleman name Adam Cantrell that owns the company that mows our lots. He will bring a crew of five guys and cleanup the remaining lots that have debris on them. The issue is that if we do not get those lots cleared soon, we will not be able to mow and then we will have tall grass so high it becomes a fire issue. We need to get on this by spring. We sent the one letter asking everyone to get it done before the trucks stopped running. I believe that we should send out another letter with the amount per hour that he is going to charge to clean up the remaining lots. I propose that we give him a printout of all the lots. He will bill us for each lot the association will pay him overall so that he will be paid. Then the association will send out the bills to each lot for the remaining debris. I do not know of any way else that we can handle it. We need to hurry since he said he could get started in the next two weeks. He will clear the down trees and comb up all the debris into trailers. That is it about it with that I would like to open it up to the floor.

Luke D'Isernia: Yes, please define debris? I have already signed a contract with a company to come in and clear out all the down trees and other vegetative matter from the two ESG lots. They will be here the third week of April. I tried to see if they could get over here sooner, but they are quite busy across the tri-county area. The contract is binding so I am already obligated to pay them. I just want to give everyone a heads up on that, so if someone comes up to me and tells me that I have two weeks to clear the down trees off of those two lots I cannot get it done in that time period, but it will be done by the third week of April. Sorry I cannot break the contract without paying for breaking the contract. They are taking care of the widow makers and the oak tree. I am 0-4 trying to save trees. I lost the three Baldwin pear trees beside my hangar before the hurricane because their limbs break whenever they reach a certain size and age. The company is also going to trailer off the tree debris and grind down the stumps along with other things on the two lots.

Kevin Cruson: Since you are already under contract those two lots will not be part of the lot map and letter.

Russel- I have a few questions about this. We need to clear the lots one way or another it has to be done but what about if the lots that need to have debris cleared do not pay back the association after the debris is cleared off of their lots. Instead of paying someone to clean up the lots we can volunteer and clear the lots ourselves for free on the weekends. There are not a lot of lots with downed trees on them. I have driven around, and a lot of the lots are looking good and coming along. Second are we paying for the lawncare of those private lots?

Kevin Cruson: No, the association doesn't pay for the lawncare of the private individual lots. That is a separate issue. I wish that we could do it that way I am afraid that that if we do clear the lots ourselves, we may not get it done before the grass gets too high and it becomes a predicament. He will do the mowing so he should comb it first before mowing it.

Russel: Who is paying for the mowing is that part of this cost?

Kevin Cruson: The mowing is the responsibility of the lot owners. It is \$20 per cut, 13 cuts per year for a total of \$260 for the lots. That is what Cheryl Little had charged before, but she doesn't

want to mow the lots anymore. So, I offered the work to Adam Cantrell today but I have no confirmation if he will do that service. The clearing is going to be 5 guys at \$15.00 an hour so we are looking at \$75.00 an hour to have them come out and clear the lots.

Russel: do we leave it up to them to take the trees that they want, what about the questionable trees? Who is going to make that decision?

Kevin Cruson: I went around with him today and showed him that if the tree is standing that we want to keep it as we are hurting for trees. If it is down, it goes. That is up to you guys if you want them to take down scraggly trees.

Russel: There are some trees that are standing but have some broken limbs high off of the ground that need to be taken care of badly.

Maureen D'Isernia: we also have to note that even if there are some trees that are still standing now, they might be so hurt that the bark beetles will come out later on this year and finish them off. They will attack the trees at the broken limbs and kill the trees. That is what the arborist warned us about. Next year they will be dead.

Kevin Cruson: I say we go ahead and send out the letter as we discussed and if we can get some cleaning done ahead of that time that would be great, but we need to draw a line in the sand and have a deadline otherwise we will be in a mess. I make a motion that we send out that letter with a two-week deadline...

Luke D'Isernia: the letter needs to define debris as down trees etc., as opposed to shingles so there is no confusion and it needs to state that if lot owners have already contracted their lots to be cleared they do not have to get it done by this two week deadline.

Kevin Cruson: The letter will state if there is anything that will prevent the lot from being mowed it will be removed.

Courtney Dickerson: Are we going to put a lien on their property if they do not pay?

Kevin Cruson: Yes, it is the only way that we can do this. If they don't pay that is what we will be forced to do. Hopefully we can get the lots cleared up as much as possible ahead of the five man crew so that we can negate as much as possible hopefully everyone will pay up so that we do not have to do the liens. I make a motion to send out the letter with the two-week deadline.

Race Foster: I second.

Kevin Cruson: All in favor?

Motion passes unanimously.

Kevin Cruson: Next item of business for hurricane cleanup is cleaning out all the ditches including the one on the west end. We need to get someone out here with a tractor that can clean out the ditches so that we water can flow, and the drainage will work.

Mark Dorsten: We were checking our yard and the culvert collapsed. It is the steel one on the west end. What do we do when the culvert under the driveway collapses?

Kevin Cruson: The lot owner is responsible for paying to fix the culvert under their driveway themselves. The ditches are the responsibility of the association. I make a motion to get someone out here with a tractor and we get the emergency stuff cleaned out as much as possible within a budget of \$10,000.00.

Race Foster: I second.

Luke D'Isernia: All in favor?

Motion passes unanimously.

Kevin Cruson: We are going to try to get all the ditches cleaned out. Next item the airpark aesthetics. We have had a lot of travel trailers out here. I totally understand why that is the case after the storm everyone is trying to survive. I feel like we need to draw a line in the sand and get back in accordance with our covenants and set a deadline to remove the travel trailers. I would like to open it up to the board. Do you guys agree?

Race Foster: I agree, but it will be tough to setup a deadline.

Luke D'Isernia: Yes, it will be tough to setup a deadline to get rid of all the travel trailers. Yes, the rules are the rules, but we need to understand that...

Kevin Cruson: There is a difference in between RVs and travel trailers that people have as a nicety and those that people are living in...

Luke D'Isernia: Yes, that is what I was going to say before you interrupted me. We need to understand that most of the people here and most in Bay County are living out of the travel trailers because of the hurricane. The trailers are on their property if not in their driveways. We need to have a grace period put in place to where they can remove the travel trailers or get them underneath an enclosure as allowed by the covenants. We need to understand that people will be living in these trailers until their houses are fixed. We need to get up with the individual homeowner and see when they are going to get their houses fixed.

Kevin Cruson: The covenants state that they have three days. I say that those not using the travel trailers for shelter need to relocate them out of the airpark in I do not know in a week I guess or sooner? I would like to open up the floor for discussion.

Heather Risinger: Yes, I would like to inform you that Bay County has taken restrictions off of that for a year.

Wayne Risinger: Yes, a year from the storm date.

Heather Risinger: Yes, a year from the storm they can have a trailer.

Chris Walker: Yes, that is only if you are living out of it.

Kevin Cruson: Yes, that is only if you are living out of it.

Wayne Risinger: Yes, it is if you are living in it afterwards the airpark can put restrictions into it.

Chris Walker: I understand that, but we did have a restriction in place as you are not allowed to have a travel trailer out here at all.

Luke D'Isernia: From how I understand the covenants they state that you can possess a travel trailer or an RV at the airpark as long as it is stored in an enclosure out of sight from the street. You can have one in your hangar or big garage. That is what Frank and Linda Carpenter did they had their Type A motorhome stored in their hangar. Yes, everyone knew that they had one, but it was allowed since it was out of public sight in his big hangar. That is why he designed his hangar that big.

Chris Walker: Yeah, I understand that. It makes sense.

Heather Risinger: We were living out of ours and ours will be gone next week. My question is can we really go against what Bay County is doing? Is it legal?

Kevin Cruson: I understand that if you are living out of it then you would have a year.

Chris Walker: I think is when Bay County is speaking about this, they mean unincorporated areas of Bay County. They are not speaking about a private community. They are not telling Bay Point to allow trailers. Not just to ask your question Bay County is speaking about unincorporated areas. If you look at Lynn Haven and other cities, they have relaxed the trailer restrictions but there are HOAs that still have the restrictions. It worked pretty smoothly I had one as soon as I

moved back into my house I got rid of my trailer. I was in it for three weeks to a month. We just want it so that they are not stored out everywhere. What happens when you leave due to a hurricane and you leave your trailer outside. The hurricane blows it into a house. That why we do not need them. They can create a lot of damage to a house.

Scott Dickerson: Can you explain it more as far as the number of days because I had a travel trailer that was damaged by the hurricane but if I get another one I would like to be able to bring it out to the airpark to get it prepped and ready for a camping trip. Same when you bring it back from camping. Take three days to unpack it and prep it for storage.

Heather Risinger: How about a week? We have family that come over to visit they have an RV. It is nice to have one. I am not saying that it stays there forever but three days is rather short.

Kevin Cruson: I agree, I was amazed that it was that short.

Luke D'Isernia: I believe that we are talking about two different situations. One is that people are living in a travel trailer because their house was damaged by the hurricane. Do we give them a full year or until next October? The other is having a trailer or an RV for recreation. Do we give them a grace period to take them out of storage or an enclosure and get them prepped for a trip or coming back from a trip? Two different issues. In my opinion if you are living in your RV you should be able to stay in it and have it on your lot until October. After that you should have to get rid of it from the airpark or build an enclosure so that it is out of public sight.

I am sorry I am not going to be a jerk and tell someone who is living in their trailer that is waiting for their house to get fixed or while it is being fixed that after a set time they have to get rid of their trailer and make other arrangements and they have nowhere else to live.

Kevin Cruson: I believe that that is fair. To go according to what the County is saying.

Mark Dorsten: Ester and I live in our trailer and I think that we can be done within a year but like Ray we have just got our mold assessments back, we do not have our hangar plans back from the engineer. We have to go into planning check. So, you have to figure with the mold remediation and start getting it started it can easily go until October.

Wayne Risinger: I would suggest that when we get to the October that we revisit this and adjust the deadline if necessary. The county could possibly extend its allowance of travel trailers for another year. Maybe we could address it then because he may need until Christmas to get his house fixed. We do not know.

Mark Dorsten: That is entirely possible. Does anyone want to buy a tool trailer because once that hangar is done it is going to have a for sale sign on it.

Kevin Cruson: I would like to make a motion that we allow those that are living in their travel trailers to be able to have them until October 2019 and that we readdress it at that point. But if you just storing you trailer here just to store it you have to follow the bylaws which state for three days. I would like to have a committee setup to go back through the bylaws and the covenants. The committee would look at all that and fix the issues that we have discussed. I do not want to make a rule that is against our covenants.

Wayne Risinger: Okay if we make a rule about the RVs and travel trailers, I will move my trailer as long as all the other rules are also followed.

Kevin Cruson: That is what we are trying to do. I make the motion that if you are living in your trailer due to hurricane damage you can have your trailer on your lot up to the October 10th deadline, if you need to have your trailer for loading or unloading then you have to stick with the covenants and you have three days to do so and then you must relocated them.

Luke D'Isernia: Can we please review the covenants? I believe that there is a clause that allows people to have trailers on their lots as long as they are stored out of public sight in an enclosure or structure. Like I have said other lot owners in the past have done so.

Kevin Cruson: Mark has the covenants on his computer. He will do that search and we will table the motion until we have that answer. Next item of business is current projects. We are looking at instituting a social media policy. I am sorry but my organizational system has failed me. I had a copy of a social media policy that I had drafted. I did not bring it with me. I was hoping was that we could possibly establish a social committee, is there any volunteers?

Luke D'Isernia: Sorry Kevin I hate to interrupt but here is a copy of the social media policy. You emailed it to me, and I made sure to print out a copy that could be passed around if needed.

Kevin Cruson: Oh, okay. Here is the social media policy. We can pass it around. Did I hear a volunteer to head up the social committee?

Courtney Dickerson: Yes, I will volunteer to head up the social committee.

Kevin Cruson: Awesome, okay we have Corey Dickerson volunteering as the head of the social committee. Under that committee Corey if you want to make changes to that policy by all means and send it out to everyone. I also have an email consent form. In this day and age of the internet why should the HOA pay to mail stuff out to its members. Courtney if you could head that up as well so that everyone could receive that email consent form and authorize the HOA to email them stuff versus mailing it to them that would be great.

Courtney Dickerson: Am I keeping this for now or passing it around?

Kevin Cruson: If you could pass it around now for those in attendance.

Mark Dorsten: Kevin, If I could speak for a second, I found the clause that Luke was referring to in the covenants. Clause 25 states that no motor homes, recreational vehicles, or live in travel trailers may be parked on any property so as to be visible from any other property or from the street that abuts the property without prior written approval by the President of the association. In the event that approval is granted such approval shall not exceed three calendar days. So, it is no days allowed if it is visible unless it is approved by the president, if so approved it is only for a maximum of three days. It also states that boats, jet skis, and any other marine equipment, trailers of any kind and off road vehicles and all non-street legal vehicles cannot be stored on any property so that it is visible from any other property or from the street. Which is what Luke was talking about.

Luke D'Isernia: So that is an option for people with RVs etc., they can build a structure such as a detached garage or workshop to store their travel trailers or RVs etc., so that it is not visible.

Scott Dickerson: I guess I can throw a blue tarp over my flatbed trailer.

Kevin Cruson: On that note I make a motion on the RV/travel trailers lets vote on it with what we just heard from Mark Dorsten in mind.

Race Foster: I second.

Luke D'Isernia: All in favor.

Motion passes unanimously.

Luke D'Isernia: For the record I would like to volunteer to chair the By-Law committee.

Kevin Cruson: Sorry guys for jumping around a bit here. Concerning the social media policy that is just a draft. Please feel free to make changes to it. It is the Community Institute version.

Mark Dorsten: Yes, that version is the model social media version from the property association that I am a part of and that I gave to Kevin.

Kevin Cruson: It is kind of a form letter. It makes sense. I make a motion that we implement that social media policy and that we send out the email notification to the members so that they can decide to receive any association paperwork via email as opposed to receiving it by regular mail.

Luke D'Isernia: I second.

Race Foster: All in favor.

Motion passes unanimously.

Kevin Cruson: So next is the fountain purchase. In the past we approved a budget of \$1,500 to \$2,000. Luke did some research on this and provided me with what we could get for the budget. I was going to go ahead and get it purchased but the more I thought about it I think that if we spend a little more money, we can get a better fountain. We can get a 220 volt pump with the same brand of fountain that was found, it will save us a lot in our electric bill.

Luke D'Isernia: I have the proposal with me that I was going to email out to everyone. The project budget was for a pond feature actually and I have four options two are pond aerators and two are floating pond fountains. I was going to pass this around but I know we want this meeting to be as brief as possible given Race's illness.

Kevin Cruson: Like I said with the research that Luke performed we approved the budget. I looked into the wire that we would need to have some lights with it and the 220 volt pump it would cost more around \$4,000.00 to \$4,500.00 which is more than what we approved. The other issue is connected to the aero center and that issue. I think it is better if that power came from the aero center to supply to the fountain. So that is why we didn't do the fountain yet and we also need to resolve the aero center/clubhouse. I think that the pond fountain will cost \$4,500.00 with power from the club house.

Luke D'Isernia: I will show you the proposal. The brand that my research guided me to was Kasco which is a rugged brand of floating fountains and aerators with pumps installed on the floating platform. A customer review said that their fountain lasted for 14 years. I can show the proposal to you and everyone after this meeting.

Kevin Cruson: Okay, moving past the pond fountain we need to get the clubhouse situation resolved is the best move. We will table the pond fountain until then. I make a motion that we table the purchase of a pond fountain until we get the club house situation resolved.

Race Foster: I second.

Luke D'Isernia: All in favor?

Motion passes unanimously.

Kevin Cruson: The next item is the aero center/clubhouse. It received a lot of damage from the hurricane. We have a couple of options for the clubhouse. The association could purchase the clubhouse and we could try to refurbish the structure from how it is currently. Another option is that the current owner of the aero center/clubhouse can demolish the building sell the land to the association. That would mean that there would be no aero center/clubhouse for the association to use until a new one is built. Those are really our two options. The current owner Brian D'Isernia is willing to sell the property but he has not given me a price.

Race Foster: He gave me a price of \$35,000.00. He is selling it as-is.

Kevin Cruson: On that note, we had Mark Dorsten who is a public adjuster go down and look at the property and he gave me an estimate. Do you have it Mark or do I need to pull it up on my computer?

Mark Dorsten: I do not have it with me, but I can tell you what the amount was. It is about 166. But before you make a decision you want to get an engineer to take a look at it and evaluate it for repair. It is going to need to have all the drywall stripped out. It is going to need a new roof. The decking is a T-111 facing down with foam and then steel roof over top of it. I do not know about the rebuild. You will have to talk to the engineer or the county to find out it has to come back up to code. You might need to put in some ADA stuff like a wheelchair ramp and self-opening doors. All that kind of stuff was not in the estimate. I did not write an adjuster estimate. I put in what an insurance agency would say if they looked at it. I did not go crazy, but I also did not write it so that we would get into it and find that it is a blackhole. You can ask Kevin, the whole first page of the estimate is nothing but disclaimers, with all the things that need to be looked at and evaluated. So just a straight...if I came in as the carrier, I would have written in at 160 to 180 or 140 to 180 something in that range. That is replacing the drywall, insulation, replacing the windows and shutters. That thing had a lot of windows. The last 25,000 was nothing but shutters. Kevin Cruson: So obviously there is damage from the hurricane. I think that is a factor with it. Another factor is that there is a lot of dry rot as the roof has been damaged for a while. That is another factor in it. I think that it is a close debate on whether it is more cost effective to repair it or to just knock it down and rebuild it. I think that if we as homeowners took it upon ourselves to take it on as a project, do parts of the demolition and repairs ourselves then we will ultimately be ahead. If we contract out every last bit the demolition and the repairs, we might end up spending more money than the building is worth, it will cost us a lot, that is my gut feeling.

Scott Dickerson: There is a lot of wood rot especially down by the lower sections....

Kevin Cruson: Yes, I know that there is rot. I think that there is huge potential for that property to be a great asset to the airpark. Because we could take and put a roof around that building and make it to where we have a taxiway to put planes when cars are there, as it is a tight spot when we have both planes and cars coming there, there is not a lot of places for cars to go and it can give us a viable space. Plus, we can make offshoots from the loop and have places where airplanes can park to where they are not parked on taxiways and a lot of options. I think that we can go and put fuel on the eastside of that building and put a concrete wall around it. Make it so that it is not too visible, but we would have fuel and place for planes to pull into and get gas then keep flowing around and have a flow through. I think that there is a lot of potential. Mark did you have something to say?

Mark Dorsten-Do you think that Brian would put a dumpster out there and you were saying about some volunteer activities maybe people can go in there and rip out all of the drywall...start ripping out the drywall so that we can take a look at what is underneath and then we make our buy decision after we rip out the drywall. If they are going to knock it down then they will knock it down anyway. We won't hurt anything by pulling out the water-soaked drywall.

Chris Walker: But you have to think that the runway assessment for that lot has already been paid. The \$10,000 water tap for that lot has been paid. The lot itself is probably worth \$40,000. So the chance of getting that lot for \$30,000.00-\$35,000.00 is a win-win for the association. Having that lot under the association's name we can wait a do whatever we want with it later. We can do what we have talked about before making a switch with the lot next door and get that culvert fixed; Do the flow through and the tiedowns that would be crucial. We should make that a priority in the next few weeks.

Kevin Cruson: Yes. There is also a lot that we need to repossess. Part of the deal that I am proposing is that the association repossesses that other lot and take that lot and purchase the aero center. The purchase of the aero center is contingent on the repossessed lot being exchanged for the lot adjacent to it on the east side of it. With those two lots we would be able to do what we are talking about.

Chris Walker: We could probably come up and pick up the fence and clean up the area. It is a real asset and to get it that cheap is great.

Kevin Cruson: I think that it is a win-win for the association. I do not think that there is anything wrong with the association pursuing it. Does anyone have any views on why we should not pursue it?

Luke D'Isernia: I have nothing negative about the pursuit of purchasing the aero center. I would like to address the ideas that were voiced as far as people going onto the property prior to the purchase and afterwards and ripping out things such as the dry wall. Whether it is owned by Mr. Brian D'Isernia or the Homeowners Association that owns it if people volunteer to rip out the drywall or perform other demolition work and they get hurt doing that work then the property owner is liable for their injuries that happened while on the property. I am not saying that it will happen but there is the potential.

Scott Dickerson: I will sign a waiver. I am not going to sue if I get injured.

Luke D'Isernia: That is great put there is a saying that all a waiver guarantees is a day in court. I am not saying that anyone here is or would bring a lawsuit if injured but depending on the level of injury that they suffer they might actually have to file a lawsuit regardless of what they previously said. I would also like to say that as a person with not a perfect set of lungs and with allergies that it may be cheaper and better to purchase the lot and demolish the structure versus trying to refurbish a zombie property. We will have to deal with mold remediation and other matters given the level of damage to the structure and the time that it has sat there after the hurricane. Then we will have to worry if someone who is sensitive to mold, etc. visits the aero center in the future and has a reaction. It is more than just having an epi-pen available if that happens, again it is an issue of liability. We need to weigh the options carefully versus just blindly going full steam ahead.

Kevin Cruson: We need to make a motion that the association is interested in entering into negotiating with Mr. D'Isernia for the purchase of this property.

Race Foster: You also have a nice paved parking lot on the property.

Mark Dorsten: If you factor in the asking price \$35,000.00 and add the price to demolish the structure which would be \$15,000.00 that is probably cheaper than the value of the property.

Race Foster: That is essentially what Mr. D'Isernia was thinking when he set the asking price.

Kevin Cruson: I make a motion; one second can you and Race even vote on this motion?

Race Foster: The property is owned by one of Mr. D'Isernia's companies so we should as HOA board members be able to vote on a motion to purchase the property.

Kevin Cruson: I would like to make a motion to offer him \$30,000.00 for the property instead of his asking price.

Race Foster: He is firm that his asking price is \$35,000.00 he will not take less than that for the property.

Chris Walker: I say offer him the full asking price for the lot and let's get it done it is a great price for that property.

Kevin Cruson: But we would spend a total of \$50,000.00 if we have to demolish the structure.

Wayne Risinger: But even if we do ultimately spend that amount, it is less than what the property is worth and \$35,000.00 is a great asking price.

Kevin Cruson: I make a motion that the association offers Mr. D'Isernia \$35,000.00 for the aero center with the condition that when we repossess the other lot that we are able exchange it for the lot located to the east of it.

Race Foster: Mr. D'Isernia's asking price is as-is and it is not tied to the lot located to the east. I can talk to him about it and see if he is willing to do it but currently the asking price is \$35,000.00 for the aero center property.

Kevin Cruson: I understand but I make the motion that the association makes that offer to him.

Race Foster: I second the motion.

Kevin Cruson: All in favor?

Motion passes unanimously.

Mark Dorsten: The lot that we want to exchange the repossessed lot for is lot that the planes were parked on previously. That lot is lot number 48.

Kevin Cruson: Okay moving on, I am sorry that it is not on the itinerary, but it is concerning the lot that we want to repossess/ foreclose on. I need a lawyer that is capable on pursuing the foreclosure. There are not a lot that are available now that have any time to spend on this. Does anyone know of an attorney that is willing to pursue it?

Race Foster: Did you talk to Linda; I believe she knows how to do one.

Kevin Cruson: No, I haven't. I make a motion that we form a committee for trying to repossess the lot in question and the other lots also, all three lots that are in arrears to the association and that the association pursues that debt. I know that Linda will volunteer of that committee, but I nominate Mark Dorsten to be the chief of the committee.

Race Foster: I second.

Luke D'Isernia: All in favor?

Motion passes unanimously.

Kevin Cruson: Next item of business is the EAA building. It was damaged in the hurricane obviously. There has not been a lot of activity there since the storm. I would like the EAA building to be lumped with the foreclosure committee. This committee could pursue that. We have a deed on the property that clearly states that when they want to sell the property, they can sell it to the association for \$4,500.00 and the parking area in front of it is \$1,500.00 as part of the deed. I believe that the first thing we need to do is write them an official letter to inquiry what they are going to do with the property after the storm. We will go from there. If we do not get a response, we should pursue it as that structure with its damage is an eyesore and it is detracting from our home values. If we get that property under the ownership of the association, we can make it look a lot better.

Scott Dickerson: Have you seen it recently? It looks bad.

Kevin Cruson: Yes, it looks bad. I make a motion that we write that letter to see what their intent with that property is.

Race Foster: I second.

Luke D'Isernia: All in favor.

The motion passed unanimously.

Kevin Cruson: The repossession committee will write the letter. Next item is the committee to look at and rewrite the bylaws and covenants. Luke volunteered to be part of the committee Mark has experience doing that sort of stuff. Does anyone else want to volunteer? I think that if we give this to a lawyer to do it is going to cost a lot of money to do the groundwork. I propose that this committee start with the bylaws then progress from there. So that it is more in line with the Florida Statutes.

Wayne Risinger: I would like to volunteer.

Kevin Cruson: Okay. Luke will you be in charge of the committee?

Luke D'Isernia: Yes, I would like to chair the committee.

Kevin Cruson: Okay. I would like to make a motion to establish this committee to start off with the bylaws and then the covenants. Then the rules and restrictions.

Luke D'Isernia: I second.

Race Foster: All in favor?

Motion passes unanimously.

Kevin Cruson: Future projects, we have road and taxi repair. I do not want to spend a lot of time on this as I do not believe that we are in a position financially until we wait a little awhile for the next year or so until we can fix or look at grinding up the road to fix it. I think that we have established in the past that we need that road ground all the way and have a new base put in. Then install two or three inches of asphalt over the top of that base. That is what we need to do. Timing wise it is my opinion that we need to wait until we get more of this money in from the special assessment and then we will look at performing these repairs.

Luke D'Isernia: So, we should table this until such time as those monies come in?

Kevin Cruson: Well the thing we could do is lump this on the maintenance committee to preserve what we have to patch the cracks, so we are not clunking down that road and seal it up with what we have.

Corey Dickerson: Well I am sure that you have all seen the chunks of asphalt that are broken way from the road where those trucks came in and picked up some of the tree debris. They put down those hydraulic supports and broke that asphalt from the edge.

Kevin Cruson: Should we lump this with the maintenance committee? We will need to a lot some money because this is more than the standard maintenance committee project. We need to spend money to do this.

Chris Walker: We can look at it.

Kevin Cruson: We will have the maintenance committee take a look at it and give us an estimate of what it will cost to fix it. We need to have another meeting before we start it.

Okay we will put that on the maintenance committee. That is all the items on the agenda. Is there anything else that anyone wants to talk about?

Maureen D'Isernia: Yes, the streetlights are out at the end of each street. Can we install some kind of lighting over there to make it easier to see at night?

Kevin Cruson: We definitely need to get our lights over there fixed.

Luke D'Isernia: it does not necessarily need to be a light on a pole at the barriers at the ends of the road, it could be ground lighting or solar lighting.

Kevin Cruson: It sounds like we need someone to spear head that. Maureen you brought it up or Luke you can look into it since she is your wife.

Luke D'Isernia: I will help out with it if someone wants to help?

Kevin Cruson: Okay now is the time where we open the floor. Does anyone have anything that they would like to say?

Wayne Risinger: Yes, I do. I know that we are going to get the officers that we are going to get but I have been to three of these meetings, well one was a do over, and I am not trying to be a jerk but I have not seen Joey or Brian D'Isernia. I know that they are busy people, but they need to attend these meetings. I know Luke and Race, but I have not seen Joey or Brian. Somewhere in the bylaws it says that they cannot miss three meetings in a row.

Corey Dickerson: We are just like the Risingers we are very passionate people and we are sorry if we sounded like expletives at the previous get together at Kevin's house. We want to see the community improve.

Luke D'Isernia: Guys, I hate to interrupt but I would like to repeat that this meeting is being recorded so please no curse words.

Kevin Cruson: Yes, we all want to see this community improve.

Corey Dickerson: I know that they are busy, but it would be nice to see them.

Race Foster: They are right now dealing with the Coast Guard contract and the immediate aftereffects of this hurricane. They have been stuck in meetings all week.

Kevin Cruson: I talked to Joey on the phone they are dealing with a fatality on the yard and getting trailers setup on the yard for homeless employees. I am not making excuses, but they are dealing with a lot of heavy stuff.

Corey Dickerson: I understand that I just wish that he could step down if he did not have the time.

Kevin would you not want some help from someone that is not so busy.

Kevin Cruson: I would love to have some more help. Any other issues?

Scott Dickerson: Can we have the Bylaws committee take a look at the area behind the EAA hangar and see what can and cannot be done as far as what areas on the back of the lots can be used for? They may want to put a parking lot down there.

Luke D'Isernia: We can take a look at it. The Bylaws need to be reasonable.

Kevin Cruson: Is there any other issues? If not, I motion to adjourn this meeting.

Race Foster: I second.

Kevin Cruson: All in favor?

Motion passes unanimously meeting adjourned.