**2020 Board of Directors   
Meeting Minutes**

**Meeting Date: Sept 1, 2020 Start Time: 4:30 PM**

**Location:** OIB Town Park

**Attendees: (Board Members)** Mark Robertson, Travis Sharpe, Mark Crissey, Wendy Hughes, Leigh Simmons, Gayle Hughes, Kevin Dempsey, Debbie Eckert, Debbie Foster, Scott Outlaw, Ida Moon (Emeritus) Peggy Hughes (Emeritus)

**Other Attendees:** Mike Foster, Tim Eckert, Dale Krause, OIBMayor Debbie Smith, OIB Councilman David Green

**Board Members Not in Attendance*:*** Glenn Withers (Excused Medical)

**Agenda:** Call to Order

Approve Agenda

Opening Comments

Approve Minutes from July meeting

Financial Report

Committee Reports

Beautification

Communications

Concerts

Discount Cards

Membership

Old Business

Town Luncheon

New Business

Super Saturday

Bylaw Infractions

Added Ocean Isle Beach Putt-Putt and Cornhole Fundraiser

Added OIB Town Employees and Hurricane 1st Responders appreciation Pig Pickin’

Adjourn

1. **Call to Order:** President Mark Robertson called the meeting to order at 4:00 PM September 1, 2020.
2. **Approve Agenda**: 1st by Kevin Dempsey; 2nd by Debbie Eckert.
3. **Opening Comments:** Mark Robertson said he had been contacted by a former President of the OIPOA and he pointed out that several residents lost their homes during Hurricane Isiasis and it’s aftermath. Mark stipulated that the OIPOA Board had fallen down in not reaching out to these families during the aftermath of the storm. Wendy Hughes and Ida Moon thought the OIPOA could reach out with some type of gift card to help alleviate these families problems as some were permanent residents of OIB. Wendy suggested getting a committee together to pursue options to help remedy this problem. Gayle Hughes said she would head the committee and Mark Robertson said he would aide her.
4. **Approve July 6, 2020 Minutes:** Motion to accept the meeting minutes as presented by Scott Outlaw - 1st by Kevin Dempsey; 2nd by Scott Outlaw. Vote was (6-0 with 4 abstentions) Vote approved.
5. **Treasurer’s Financial Report:** Kevin Dempsey presented the Financial Report and was working on the reconciliation. Debbie Foster asked about 32 separate checks worth $23,000 that were not cleared. Kevin told her that it was money to be refunded to Sponsors for the 2020 concert season, and the checks were still at the CAM office. Leigh Simmons said that the checks would go out by the end of the week. Debbie Foster asked about $8,400 for the 4th of July fireworks and whether that was going to be refunded? Mark and Kevin stipulated that there would be no refund as that was the structure of the contract. Debbie Foster asked about payments to the Ocean Isle Beach Sea Turtle Protection Organization and to Paws-ability. Kevin said that had not yet been paid. Motion was made to accept 1st by Scott Outlaw: 2nd by Wendy Hughes. Vote was unanimous (10-0) to approve.
6. **Bylaw Infractions:** Debbie Foster stipulated that some of the Board members could not make the July 6th Board of Directors meeting. She stipulated that she believes that the bylaws that were amended in that meeting were in violation of both the OIPOA Bylaws that were in effect at that time and also in violation of NC Statute 55A. She had 8 items that were of concern that she had pointed out on emails prior to the September 1, Board meeting. Scott Outlaw disagreed, he said that Debbie Foster and her outside sources were misapplying the Articles contained within NC Statute 55A. He detailed that the correct section to apply of NC Statute 55A was found under Article 8 which dealt with the Board of Directors and meetings done by the Board of Directors, while Debbie Foster tried to attribute Article 7 which deals with the general membership and meetings held by the general membership. Travis Sharpe asked why the Board members that made the July 6th meeting made the bylaw changes? Wendy Hughes answered Travis’ question by stating that she had previously tried to address changes to the bylaws in the May and June meetings as they had been on the Agenda at both meetings. Wendy stipulated that at both meetings, they had been postponed to a later date due to time constraints that are associated with Zoom meetings. Wendy stated that she asked at the July 6th meeting that we look at the bylaws as there was finally time to address them. Mark Crissey wanted to rescind all the bylaw changes, but Kevin Dempsey and others stated that with the 2/3 of the general membership present at members meeting to affect a bylaw change that it was no longer feasible for a simple majority vote of the Board of Directors to affect that change. Mark Crissey stated that if he had known that Amending bylaws of the OIPOA would have been on the Agenda, then he would have made the meeting to argue against them. Mark Robertson and others stipulated that additional bylaw changes occurred because time allowed those present the opportunity to go through the bylaws and make the changes they thought were needed for the organization. Mark Crissey again made a motion to rescind the bylaw changes voted upon at the July 6th meeting, Debbie Foster made a second. Wendy Hughes pointed out that it was an illegal motion as the result would violate Article 10 of the bylaws that had been approved at the July 6th meeting. Article 10 as passed at the July 6th meeting, stipulates that all bylaw changes have to be done by 2/3 of the members present at a general meeting of the members. The conversation continued to be heated between those that attended the July 6th meeting, and those that did not attend in regards to the legality and morality of the bylaws that were passed. Much of the discussion revolved around the bylaw change that eliminated the position of the Mayor of Ocean Isle Beach to the Board of Directors. Many of those in attendance at the July 6th meeting pointed out that the Mayor’s position on the Board of Directors was to act as a liaison between the government of Ocean Isle Beach and the OIPOA. Many of the Board of Directors stated they felt that the Mayor had failed in this responsibility and that the Mayors designated position need to be removed from the bylaws. They stated this led to the vote and bylaw change reflecting this. Debbie Eckert expressed her concerns that by removing the designated position of the Mayor due to the bylaw changes, that will result in the lack of the ability of the Town of Ocean Isle Beach to guide the POA to do the things that the Town desires. Debbie Eckert expressed her concerns that all of these actions will instead leave a large disconnect between the OIPOA and the Town of Ocean Isle Beach Government. Scott Outlaw disagreed and gave examples of the various meetings that he and Wendy Hughes have had with Dean Walters, Justin Whiteside, and Daisy Ivey in regards to the design of ways to hang the concert banners at the stage, stage steps that will allow the bands to go into the crowds during performances, and the fact that the Town missed adding 220 Volt power that the bands will need for performances at the new Town Park. Scott even said the Kevin Dempsey was going to install a way to hang the Banners in a method that had been based on a designed by Scott and that the Town had approved at a Town Council meeting. Wendy Hughes reiterated her stance from past OIPOA Board meetings, her belief that the Mayor had not been forthcoming with precise information in regards to concert banners display and the effect that has on the relationships that the OIPOA has with the concert sponsors. She further stated that this failure to act as a liaison between the OIPOA and the Town of Ocean Isle Beach did not justify having the Mayor as a designated position on the OIPOA Board of Directors with voting rights which is reflected in the bylaw change as voted upon at the July 6th Board of Directors meeting. Leigh Simmons argued that the Mayor failed to inform the OIPOA that sponsorship banner display was going to be highly regulated from years past until after agreements that the OIPOA had made with sponsors had been agreed upon. Leigh also argued that the concerts went from the museum parking lot to the new park, both of which both are Town property, so that she and Wendy went to the concert sponsors with the understanding that the rules would continue to be the same. Mayor Debbie Smith argued that she had said that rules for the park had not been defined back in a February discussion with Mark Robertson, Wendy Hughes, and Leigh Simmons. Mayor Smith said she had lived on the Island longer than most and had been unaware that the concert banners had remained up continuously in all the previous years of the concert series. Debbie Foster again said she was making a second to Mark Crissey’s motion to rescind the bylaws. Mark Robertson again said that the motion was invalid as it would rescind bylaws that had been duly passed and that this motion was in violation of Article 10 of the bylaws which require 2/3 of the members present at general members meeting to change. Debbie Eckert continued to argue that all voting that occurred at the July 6th meeting was illegal. Mark Robertson and the others reiterated that all the voting was legal by both the bylaws in existence at that time and NC Statute 55A. Debbie Foster continued to argue that the bylaw changes were invalid as she had discussed them with a friend of hers that is a lawyer. Debbie Eckert continued to say that the bylaw changes were invalid due to a letter from Watts law about the Local area Discount cards that had been proposed at the June 6th meeting. Numerous members said that both Debbie Foster and Debbie Eckert were misapplying the letter from Watts Law and the NC Statute. Commissioner David Green and Lee Simmons talked about the collaborative efforts that need to exist between the Town of OIB and the OIPOA. Leigh continued on, that the Town has changed much since the OIPOA had been founded over 40 years ago, and that the reasons for having the automatically designated position of the Mayor on the board of directors was outdated. She continued on by saying that at various times, the OIPOA would need input from various invited guests such as a Town of OIB Councilman, the Mayor, Head of a Department, etcetera, but that we would not have those individuals as voting members of the board creating a bias that was unwanted. Leigh pointed out that part of the problem, was the lack of attendance at the July 6th meeting, and that those that could not attend should reassess their commitment to a board in which they are not able to attend the meetings. Debbie Foster and Mark Crissey then asked about the amendment that a member of the OIPOA Board of Directors could not be an elected official or a Town Employee of Ocean Isle Beach. Debbie Foster then questioned the amendment that changes the qualifications of who can serve on the OIPOA Board of Directors. The amendment in question was the one that made elected Town Officials and Town Employees ineligible to serve on the OIPOA Board of Directors. Kevin Dempsey stipulated that he was offended by this amendment. Kevin stated that he was a Town Employee as he worked as an unpaid fireman for the Town of Ocean Isle Beach. Mark Robertson asked Kevin to clarify this statement as he thought Kevin was a volunteer fireman. Kevin reiterated that there are no volunteers with the fire department and that he was a Town Employee, but had elected not to receive payment from the Town. Kevin said he was offended that the other firemen and town employees could not serve on the board of directors. Kevin was angry that the Board had voted this amendment, quit the Board of Directors, and left the meeting. Mark Crissey kept reiterating that he could not understand why the board could not just invalidate the voting of the July 6th meeting. He was advocating for completely disregarding the Amendments passed at the July 6th meeting. Numerous members that attended that meeting kept telling him that a vote to rescind would be in violation of the amended Article 10 of the bylaws that had been passed. Again, it was reiterated that the proper procedure to stay within the bylaws was to make an amendment that would change Article 10 of the bylaws at the next general membership meeting. The meeting came to a complete impasse in regards to the bylaw changes, and moved forward to the next agenda items. Mayor Smith talked about how she had seen POA boards fall apart. She said she did not care whether the Mayor was part of the board and expressed concerns that the negativity amongst the Board would destroy it. She said that the POA Board was taking an adversarial position with the Town. She said that the adversarial position of the POA Board with the Town may lead to the Town taking over the concerts as it was the Town’s Park, but it was her position that she would rather have the POA continue to do the concerts.
7. **Beautification Committee:** Mark Crissey said he had no updates to report on the Beautification Committee.
8. **Communications Committee:** Debbie Foster says she had been fielding questions about the amendments that were voted upon at the July 6th meeting and had been answering them to the best of her ability. Debbie Foster and Debbie Eckert again reiterated their displeasure with the bylaw changes namely the two amendments that eliminated the Mayor’s designated position and the one that made elected Town officials and Town employees ineligible to serve on the Board of Directors. Scot Outlaw explained that NC Statute 55A allowed for the elimination of designated positions within the Board of Directors, and that eliminated a Board position and did not leave a vacancy. Debbie Eckert complained about the time frame upon which the July 6th meeting minutes went out. Scott Outlaw explained that the combination of the meeting minutes and the revision of the bylaws that were amended took a great deal of time and went out as soon as he finished them. Debbie Eckert again complained that she did not think the July 6th meeting was that important of a meeting and she had visitors in town so she elected not to attend. She stated that had she known that bylaw changes or voting would have been on the Agenda at the July 6th meeting, then she may have attended that meeting. Debbie Foster said she was fielding questions about why the Mayor was removed from the board and that the people asking the questions were also unaware that the Mayor had previously been a position on the Board of Directors. Scott Outlaw stated that the bylaws amendments that were voted on at the July 6th meeting were valid and legal by both the original bylaws and by NC Statute 55A. He offered a compromise that a non-biased lawyer review the amendments and determine the validity to the changes as amended. That due to the new bylaws and their restrictions on the amendment process, that they would stay as amended until otherwise determined to be invalid by a neutral third party. He also suggested that all members of the Board sit down at a series of special meetings and review all the bylaws and offer amendments that would be presented to the membership at the next general members meeting. He stated that this would conform to amended Article 10 of the bylaws. Debbie Foster and Debbie Eckert argued that all the amendments and voting that was done at the July 6th meeting was illegal and they did not accept the compromise at starting where the amended bylaws were valid. Discussion continued with many members stating that a review by Watts Law would aide in a resolution. This was agreed upon by most members, but no vote was held.
9. **Concert Committee:** Wendy Hughes was unsure as to what the Governor’s restrictions were in regards to public gatherings. Leigh Simmons was aware of the restrictions and communicated them to the Board. The Governor announced that the State was in phase 2.5. Outdoor gatherings are limited to 50 people and indoor gatherings are limited to 25 people. Wendy said she was unsure if and/or when the concerts could start. She stipulated that she had started work on the 2021 concert schedule, and had verbal agreements with 11 bands and their performance dates. Leigh Simmons said that most of the sponsors for 2020 had been refunded, with the exception of the largest sponsors. Leigh said that it was an immediate priority to finish the refunds. Wendy Hughes said she would like to hold 17 concerts in 2021 which are the same number as the 2020 season. These would start Memorial Day weekend of 2021 and conclude September 17th, 2021. She asked if she could also hold a Halloween concert in 2021. The Board agreed to 17 Summer Concerts plus an additional Halloween concert for 2021. Leigh Simmons addressed 2021 Concert Sponsors and how to advertise them. She stipulated that with the Town’s new restrictions on advertising banners, that it might be possible to advertise the sponsors by way of two large billboards that could be rented on Highway 17. This would allow 24-hour, seven day a week advertising for the concert sponsors during the summer concert season. Mayor Smith was not in agreement with the concept of using advertising billboards due to an anticipated cost of $12,000 for the billboards, and the inability of motorists to see the Logos of the sponsors while driving down the road at 60 miles per hour. Leigh proposed that only the largest sponsors would be shown on the billboards.
10. **Membership:** Leigh Simmons also proposed that every time a home is sold on the island, that the OIPOA give a packet about the OIPOA to the new home buyer. Debbie Foster talked about the delicate conversations that she has had with people that have bought in the Ocean Isle Beach zip code that were not island residents and how that only island residents could be members of the OIPOA. Debbie Eckert asked why the membership dues were raised $10/year at the July 6th Board meeting. She stated she did not understand the need to raise the dues. Debbie Foster questioned the raise in dues also because of disasters such as the Covid-19 pandemic, fires, and hurricanes that have occurred during 2020. Scott Outlaw answered that had the OIPOA held the 2020 concerts, there would have been a $15,000 deficit for the concerts due to lost sponsorships. Scott said that he was aware that some of the concert sponsors that reduced their money this year had hinted that they may give even less in 2021. Scott stipulated that with a membership of approximately 1,500 multiplied by $10, that would make up the $15,000 anticipated shortfall going forward. Scott stipulated that $10/year is equivalent to one missed meal at McDonald’s and was a drop in the bucket when compared to owning a $250,000 condo, or $1.5-2 million dollar homes on the island. Debbie Foster argued that the increase could be an undue burden on our homeowners. Gayle Hughes pointed out that the dues had not been raised since 2008. Leigh Simmons pointed out that Band prices for the future could easily increase due to their lost revenues for 2020. Wendy Hughes confirmed this, with the fact that this was occurring with some of the bands she had already booked for 2021. Ida Moon argued that the OIPOA membership had not been raised in over 12 years, and that with all the activities and concerts that the OIPOA produces, that for $50/year membership in the OIPOA is a great bang for the buck. Also discussed was how to handle fractional ownership in properties that wished to join the OIPOA. Debbie Foster asked how multiple members that own a single property could vote at the general election? Mark Robertson detailed that there was only 1 vote per property owner based on the deed of the property on the island, and this is how it has always been done. Debbie Eckert asked how the OIPOA handles fractional ownership within new properties? Mark Robertson stipulated that so long as there was an individual deed associated with each fractional ownership, then each owner could become a member of the OIPOA and that is how it had been handled in the past. Debbie Eckert stated that she just wanted guidance to address this. Travis questioned how fractional ownership Deeds could have more voting rights than owners that fully owned their properties? Wendy Hughes said this was addressed in the bylaws. Mayor Smith stipulated that fractional ownerships are treated similarly to a privately owned condo in a condominium complex.
11. **Membership Cards:** Wendy Hughes stipulated that she was almost ready to print out the forms to start finding local businesses that would participate in the 2021 OIPOA membership cards. She said she would then go to the businesses once the forms were printed out and solicit their participation for the upcoming year. Debbie Eckert asked when the cards would be ready to be distributed. Wendy said she was hoping to get it completed by Super Saturday.
12. **Old Business (Town Luncheon):** Debbie Eckert stated that she had been in talks with Daisy Ivey about what to do for the annual luncheon for the Town employees. She stipulated that with Covid-19 and the corresponding restrictions in place in North Carolina, that they had changed the idea of having a Town Employee Appreciation Luncheon. The new plan was to provide all the Town Employees with a $15 gift card to eat at local restaurants paid from the OIPOA budget. This would total 77 employees to include all town employees and all auxiliary Firemen and Policemen. The gift cards will be to establishments that have supported us on our membership cards. The 5 establishments for the gift cards will be Amelia’s, Maria’s, Causeway Gourmet, Pelican’s Perch, and Sharkys. Mark Crissey felt we should raise the amount to $20, and all the board was in agreement. Scott Outlaw (1st) made a motion to accept this way to do the luncheon with an amount of $20 gift cards to the Town Employees. Leigh Simmons made a second. The vote was unanimous and was (9-0) in approval.
13. **New Business (Ocean Isle Beach Putt-Putt and Cornhole Fundraiser):** Scott Outlaw and Wendy Hughes proposed a new fundraiser to aide the Second Helping Charity that fundraises at the Summer Concert Series. Scott said that he believed that the Second Helping Charity was not able to raise any money or receive foodstuffs during the summer due the obstacles presented by Covid-19 this summer. He proposed an annual best ball Putt-Putt Tournament and a Cornhole Tournament on a weekend in late October or early November every year to aide this charity, or to aide one of the other 3 charities that fundraise during the summer concert series. Scott said he and Wendy Hughes had already talked to Terry and Marta Thorup who manage the River Country Mini Golf “Putt-Putt” Course about doing this. He said that the Thorups were enthusiastic and had agreed to use their property along the pier and the Putt-Putt course free of charge, and that all proceeds that could be made would go to charity. Scott said he thought that a permit may not be required due to the Putt-Putt course being exempted as it is considered a golf course. Scott and Wendy sought the Board’s approval to move forward with this concept. Most of the members of the Board were enthusiastic about this new type of fundraiser to aide our charities that the OIPOA supports. Scott Outlaw (1st) made a motion to pursue this fund raiser and Debbie Eckert (2nd) seconded this motion. The vote was unanimous (9-0) to proceed further with this project. Scott will talk with Commissioner David Green to determine if a permit is needed. Commissioner Green will find out if the Town requires one and will tell Scott if the OIPOA can get one in the near future.
14. **New Business (Ocean Isle Beach Employee Pig Pickin’):** Scott Outlaw wanted to propose an one-time event for a Pig Pickin’ for the employees and elected officials of the Town of Ocean Isle Beach and first responders from surrounding communities who assisted during hurricane Isaias and fire disasters due to that storm. Due to the restrictions associated with Covid-19 and the plans of how to do the annual Town Luncheon, Scott asked that the Board revisit this issue in the spring.
15. **New Business:** The board discussed Super Saturday that is usually held in November. The discussion revolved around Covid-19’s impact on indoor public gatherings and how that would affect Super Saturday. It was decided that the Super Saturday meeting would have to be postponed indefinitely and that the most likely first date to hold the membership meeting for election of directors may have to be around the Easter time frame with the potential that it may have to be postponed until November of 2021. Wendy Hughes thought that in the interim it would be advantageous to get the annual Mayor’s report, The Police Chief’s Report, and the Fire Chief’s Report together and email them with the membership report in place of Super Saturday sometime in November. Mark Robertson detailed that many of our members who attend Super Saturday events are elderly and at a higher risk to catch the Covid-19 virus. He stipulated that it would be irresponsible to have our annual Super Saturday meeting and put our members at risk. Gayle Hughes suggested putting off elections until November 2021 due to the uncertainty of the restrictions due to the pandemic. It was discussed that it may be possible to hold elections at the Easter time frame if gathering restrictions are such that they would allow the meeting. Wendy Hughes read the bylaws and they stated that elections should be held as soon as it is convenient at the direction of the Board.Leigh Simmons (1st) made a motion to delay the election of Board of Directors members until Easter 2021 at the earliest, with the provision that it could be delayed until Super Saturday in November 2021 based off of Covid-19 restrictions and that all Board members extend their service to the Board, and to put the Mayor’s Report, The Police Chief’s Report, and the Fire Chief’s Report on the OIPOA website. Wendy Hughes (2nd) seconded the motion. The vote was unanimous (9-0) and the motion passed. It was also discussed that the annual Christmas Parade would not be done during Super Saturday, and the tree lighting events done by the OIPOA would also be canceled.All the cancelations are done to the unsure nature of what will be allowed for gatherings due to the Covid-19 Pandemic and it’s associated restrictions made by the Governor of North Carolina.
16. **Adjourn:** Motion to adjourn the meeting was made at 7:30PM, September 1, 2020. 1st by Scott Outlaw; 2nd by Mark Robertson. Vote was unanimous (9-0) approved.

*Minutes recorded by Scott Outlaw, Secretary*