

2020 Board of Directors Meeting Minutes

Meeting Date: June 9, 2020 **Start Time:** 12:00 PM

Location: Zoom Meeting

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

Not in Attendance: Glenn Withers

Outside Attendees: Joe Cantoni

Agenda:

1. **Call to Order:** President Mark Robertson called the meeting to order at **12 PM Tuesday June 9, 2020.**
2. **Approve Agenda:** 1st by **Kevin Dempsey** 2nd by **Debbie Foster, Unanimous Approval by Voice Vote**
3. **Opening Comments:** Mark Robertson clarified earlier email comments and thanked all those on the Board of Directors for all the work that they do. Mark addressed the resignation of Jean Cruz from the Board. Mark proposed that Scott Outlaw take over the job as Secretary with Jean Cruz's resignation. Kevin Dempsey made a motion to accept Scott's change to Secretary, and Leigh Simmons seconded. Approval was granted by unanimous voice vote. Mark asked that Debbie Eckert take on the position of Membership chair due to the resignation of Jean Cruz. Mark proposed that Gayle Hughes fill the vacancy on the board due to the resignation of Jean Cruz. Kevin Dempsey made a motion to accept Gayle Hughes to the board and seconded by Leigh Simmons and Wendy Hughes. Approval of Gayle Hughes to the Board of Directors was a unanimous voice vote. Mark asked that all the members of the board take care when quoting or addressing our bylaws in the public sphere and that we all quote them with 100% accuracy.
4. **Approve Minutes:** Motion to accept the **May 2020** meeting minutes - 1st by **Kevin Dempsey;** 2nd by **Debbie Foster.** Approval by unanimous voice vote.
5. **Treasurer's Financial Report:** Kevin Dempsey addressed an issue raised by Debbie Foster and Leigh Simmons about adding a subcode for administrative costs to be borne by CAM. Debbie Smith asked about refunding the Concert Sponsors sponsorship monies that had been voted on in the May meeting. Kevin and Leigh Simmons addressed Debbie Smith's question. Leigh indicated she was halfway through the "Thank You" letters and would be ready for Mark Robertson to write the reimbursement checks and send them out the week of the 15th of June. Leigh also said the letters would tell the sponsors that they would still be included in banners and in the concert programs if the concerts took place. Kevin said that as any additional accounting codes are needed, that he would address as they arose. Mark Robertson asked about \$200 of bank fees. Kevin addressed this as they are usually removed (by the bank), and he would stay on top of the situation. Debbie Smith suggested taking extra monies the Association had and depositing them into an interest-bearing account. Kevin detailed that an account already exists and that once the sponsorship monies are

worked out, that would be done. Debbie Smith made a motion to accept the Treasurer's and Debbie Eckert made a second. Unanimous approval by voice vote.

6. **Concert Collections Report:** Covered under the Treasurer's Financial Report as prepared by Kevin Dempsey. Debbie Foster indicated that on the webpage, a section has been added about concert Collections.
7. **Concert Sponsorships Report:** Covered under the Treasurer's Financial Report as prepared by Kevin Dempsey.
8. **Summer Concerts Series Report:** Debbie Foster asked about the schedule that Wendy Hughes had created for volunteers for concert cleanup. Debbie Foster stipulated that on the back of the membership form there is a place to sign up for volunteers. She also suggested that a Volunteer Coordinator be appointed to coordinate all volunteer efforts, especially for underage volunteers. A discussion was had about creating permission forms for underage volunteers and soliciting groups such as the Boy Scouts, Girl Scouts, and local School Honor Societies to volunteer to use as service projects that are required of their members. Ida Moon volunteered to take on the role and assist Debbie Foster as Volunteer coordinator. Debbie asked Gayle Hughes to take on that role as Volunteer Coordinator working with Ida Moon. Ida Moon is the current Volunteer Coordinator per the February, 2020 OIPOA meeting minutes. Gayle will assist her in that capacity.
9. **4th of July Parade Report:** Ida Moon stated she had all the trophies and 1,000 flags to pass out to all the participants in their golf carts. Leigh Simmons and Debbie Smith postulated that the Governor of North Carolina would not ease the restrictions to mass gatherings and that it was unlikely that the 4th of July Parade could occur. Ida Moon is to submit her expense receipts for reimbursement, and is to store all the materials for use in the July 4th, 2021 parade. Debbie Foster asked Debbie Smith about the 4th of July fireworks display. Debbie Smith stated that there has been a lot of discussion amongst her (Mayor's Office) and the Town Council as to the viability of holding the 4th of July Fireworks display. She said that decision would be made within the next couple of days. Debbie Smith anticipated that the Fireworks display would be postponed until a later date. Debbie Smith suggested that the OIPOA coordinate the decision on holding the 4th of July Parade to the Town of Ocean Isle Beach's decision on whether to have the fireworks display. If the Town decides to not have the fireworks then the OIPOA will cancel the 4th of July Parade. Scott Outlaw made a motion that the OIPOA follow the Town of Ocean Isle Beach's direction on cancelling the Fireworks display by then cancelling the OIPOA's 4th of July parade. Leigh Simmons seconded the motion. Motion was passed unanimously by voice vote. Ida Moon requested that all 4th of July materials be consolidated and stored at her home, under her supervision for use at future 4th of July events.
10. **Membership Report:** Debbie Eckert stipulated that since the resignation of Jean Cruz, that she and Debbie Foster would act as co-chairs to the membership committee. Debbie Eckert stipulated that since May 17th that CAM would handle it (Paperwork and Administration?). That walk-ins would go to CAM to apply for memberships and that CAM would send out membership cards. Debbie Eckert said that we had a small dribble of new memberships this year. Debbie Eckert stipulated that the OIPOA had an accounting of \$51,000 but that CAM had a deposit of \$56,000. Debbie Eckert stipulated that somewhere between 100 and 124 (membership) forms are missing. Debbie E,

expressed her concern that members that fall into this group of 100-124 forms will complain that they are missing their membership cards. Debbie Eckert, believes that the discrepancy between the accounting of forms and monies is due to cash and check payments for OIPOA memberships. Debbie Eckert stipulated that the total current memberships stand at approximately 1,200 however that number could actually be increased up by 120 members due to the discrepancies in accounting. Debbie Eckert and Debbie Foster both expressed that they were getting multiple calls and emails each week concerning membership cards that were not mailed out due to these discrepancies. Debbie Eckert said that there was less cash on hand than what has been recorded in previous years. Debbie Foster, said that for this year that they were as cleaned up on the memberships as they can be, and that she and Debbie Eckert would continue to address membership issues as they continued to develop as the year progressed. Debbie Eckert proposed creating a Buyer Discount card in lieu of the OIPOA Membership Discount Card, that could be purchased by non-OIPOA people that could be used at local merchants as a fund-raising apparatus and would allow non-OIPOA people to donate to the OIPOA.

11. **Communications Report:** Debbie Foster addressed changes and updates to the OIPOA website. Debbie addressed issues that have been occurring about various subjects that have been posted on different social media websites. There have been erroneous interpretations of what functions, OIPOA bylaws, membership. etc., that have been posted. A short discussion was held by the Board in how to politely address these erroneous social media posts.
12. **Old Business: (Bylaws)** A lengthy discussion was held by the entire board to discuss the definition of what areas should constitute the physical boundaries that would allow eligibility for membership into the Ocean Isle Property Owners Association. As part of this discussion the concept of creating non-OIPOA Buyer Discount cards for sale to individuals that are not eligible to join the OIPOA was made as referenced to the cards talked about by Debbie F. and Debbie E. in the Membership Report above. This lengthy discussion covered modification of the bylaws so that, only island owners of the Town of Ocean Isle beach are eligible for membership in the OIPOA. Also discussed was that the OIPOA Members Discount Card was a perk of membership in the OIPOA. It covered using the creation of a new discount type card that could be sold as a fund-raising device as espoused by Debbie Foster and Debbie Eckert for sale to non-OIPOA members, to the local community, and possibly to summer renters that utilize our island. Also discussed was that residents of the island and the OIPOA have a different set of priorities than off island residents of the town and local area. Scott Outlaw also pointed out that in the future due to the Town's decision to limit sponsorship banners at the OIPOA summer concert series, the reserve fund would be depleted at a much faster pace due to the cost of the concerts outstripping the funds raised from sponsorships. He pointed out that with the reduction of these funds the OIPOA would have to do something in the future to replace this money, and that these new Discount cards offered to the general public could be one of those fund-raising devices. As part of raising additional funds, it was pointed out by Debbie Foster and Debbie Eckert that we need to do an enhanced membership drive. The total membership in the OIPOA has stalled out at around 1,400 members each year, but there are currently in excess of 3,200 properties on the island that are eligible for membership in the OIPOA. Mark Robertson, brought the conversation back to what changes do we need to make or are not needed to be made

the bylaws that would define the physical boundaries that would determine eligibility for membership into the OIPOA. Mark, then suggested that the OIPOA consult with the Association's lawyer into the legality of selling a non-member local area merchant's discount card as part of a fund-raising effort. Debbie Eckert and Debbie Foster argued for inclusion of off island residents that are living within town limits. Wendy Hughes argued that the original mission of the OIPOA was to serve the property owners of the Island only, and that off island property owners and residents of Ocean Isle Beach had different priorities in regards to those located on the island. Wendy Hughes made a motion that only on island property owners of the Town of Ocean Isle Beach are to be eligible to be members of the OIPOA and that off island properties owners of the Town should not be eligible. Mark Crissy made the second to the motion. The vote was 7 to 4 in favor of amending the bylaws to limit membership in the OIPOA, to owners of properties located on the island of Ocean Isle Beach. Mark Robertson said that the OIPOA Board needed to set up a meeting with the Association's Lawyer to determine the legality of selling discount cards for Local Area Merchants to the general public. Leigh Simmons suggested trying to get additional supporters at lower levels than the \$250 minimum level for concert supporters. These supporters could designate (limit) their support to go to concerts only or to one of the other activities that the OIPOA does each year.

(Town Park Sponsorship) Kevin Dempsey asked if the OIPOA was ready to fund the balance of the \$70,000 that was pledged to the construction of the new Town Park. It was argued by Kevin Dempsey that even with Design and Construction changes to the dance floor area that the OIPOA should contribute the original total even though the Town did not include the OIPOA logo on the new dance floor as had been specified (OIPOA Logo that can be seen from Space) in the Town Park Pledge application that the Town accepted. Scott Outlaw argued that the balance of the original pledge be modified as the Town said they would not include the OIPOA logo due the Town's concerns over additional maintenance. Scott Outlaw advocated that either a reduction down to \$15,000 or not to provide any additional funds to the Town as he felt that the Town had not fulfilled their end of the bargain by excluding the logo. Scott Outlaw felt that in his opinion the Town's concerns over the maintenance issue was unwarranted as he felt the dance floor would need continued maintenance within 5 years and the OIPOA logo would be a non-issue. Mark Crissey advocated that the OIPOA had originally allocated these funds and regardless of any changes in construction that the OIPOA honor the original allocation of funding. Debbie Foster expressed her concurrence with Mark Crissey. Mark Crissey made a motion to send the additional \$35,000 of the pledged amount to the Town for the new Town Park. Kevin Dempsey seconded the motion. The motion to dispense the additional \$35,000 to the Town was approved 9 to 2.

(Concert Parking Layout) Scott Outlaw reported that the concert parking layout that was submitted to the Town was heavily modified from what was originally envisioned during the Town Council meeting. Debbie Smith stipulated the Town's modifications allow for limited Handicap parking directly behind the stage in the new Town Park. Additional handicap parking is allowed in the full-time handicap parking spaces along Gatha Street, the Museum of Coastal Carolina parking lot, and the new Town Park parking lot. Any handicap parking will require the use of handicap placards and/or license plates. All other parking is to be on a "first come first serve" basis as other entities will be using the Park. It was pointed out by Wendy Hughes and Scott Outlaw that many of the

bands would have difficulty maneuvering tractor-trailer trucks to position the truck directly behind the stage. This lack of maneuverability could cause damage to landscaping, etcetera. Debbie Smith said that the town would not have an issue with this.

13. **New Business: (Trash on the Beach)** Mark Robertson stipulated that he had been contacted by the Ocean Isle Beach Sea Turtle Protection Organization. The Sea Turtle Protection Organization has requested assistance in dealing with trash accumulation on the beach prior to the annual Trash Bash event. Debbie Foster suggested that the OIPOA contact various community service organizations to get them to assist in beach trash pick-up as part of their community service project requirements. Debbie Eckert proposed a system for encouraging community groups to sponsor areas of the Beach to keep the trash picked up that is similar to that in which groups sponsor stretches of roads to keep clean. Mark Crissey agreed with Debbie Eckert and expanded upon the idea to designate the first Monday of each of the summer months the island wide trash pick-up day similar to a mini version of Trash Bash. It was determined that the Volunteer committee pursue these ideas with outside groups and report back.

(Request for OIPOA Support; Enhanced enforcement of Noise and Speed Ordinances) Joe Cantoni made a presentation to the board representing a group of residents and OIPOA members in regards to complaints they have made to the Town. The group of residents that Joe Cantoni represents have petitioned the Town to better enforce the speed limits that are routinely being broken on the island. As part of the presentation a large complaint is that certain vehicles are habitually speeding and have exhaust systems that they feel are excessively loud breaking Brunswick County noise ordinances. Mark Crissey asked Joe if he had brought this to the attention of the Chief of Police and Debbie Smith replied that the Town had addressed this during the Town's Monthly Commissioner's meeting that morning. Debbie Smith stipulated that the Town was not in favor of reducing speed limits as currently posted, but that the Police Department has stepped up efforts to enforce speed limits. Debbie Smith also stated that efforts are underway by the Town to step up enforcement of the noise ordinance and that the Chief of Police was in close contact with the District Attorney's Office about this situation. Debbie Foster asked Joe Cantoni what he wanted from the OIPOA. Joe responded that he was just asking for support and advocacy from the OIPOA. Scott Outlaw told Joe Cantoni that the OIPOA could only advocate and endorse his position as the Town had done a good job in the way they have handled this during the Town Council meeting that morning. Scott Outlaw addressed some emails that had been going around the board the previous week in regards to Joe Cantoni's presentation. Scott detailed that he had reviewed the Association's bylaws. He felt that according to the bylaws that is was within the purview of the OIPOA Board of Directors to advocate for its members due to the Association's Mission Statement. Scott felt that in this instance the Association was powerless to affect change, and that the Town had already addressed this issue. Mark Crissey pointed out that he was not in agreement with advocating for Joe's group and that we should not take any action. Debbie Foster and Scott Outlaw debated the merits and pitfalls of the Board speaking for all the members Association. Wendy Hughes stated that she felt that Joe was not asking the Board to take any action on this situation. Debbie Smith said that the Town was already taking action on this, and that action was already beginning to work. Leigh Simmons advocated lowering the Town speed limit to 25mph. Mark Robertson asked the question on whether the Board

of Directors should reach out to the entire membership and have them weigh in about this topic and advocate for this group of members. Kevin Dempsey made a motion proposing that the OIPOA wait and see what the results were from the Town's enhanced enforcement policies before bringing this to the entire Association. Wendy Hughes seconded the motion. The motion passed by a unanimous voice vote.

14. **Adjourn:** Motion to adjourn the meeting was made at 2:30 PM by 1st by **Mark Robertson**; 2nd by **Kevin Dempsey and Debbie Eckert**. Unanimous approval by voice vote.

Minutes recorded by Scott Outlaw, Secretary