**2020 Board of Directors   
Meeting Minutes**

**Meeting Date: November 10, 2020 Start Time: 1:30 PM**

**Location:** Ocean Isle Beach Town Hall

**Attendees:** Mark Robertson, Wendy Hughes, Ida Moon, Leigh Simmons, Glenn Withers, Clif Cheek, Gayle Hughes, Scott Outlaw, Peggy Hughes (emeritus)

**Not in Attendance:** Deb Allen (medical)

**Guests:** Christy Chappell, Debbie Foster, David Martin, Debbie Eckert, Tim Eckert, Dale Krause, Jeff McFadden, Janie Withers, Lisa Crissey, Joe Cantoni, Tommy Starnes

**Agenda:** Call to Order

Approve Agenda

Modified Agenda regarding Phillips and Curran to be retained for financial audit.

Approve Minutes from October 13th, 2020 BOD meeting

Ratify actions taken between meetings

Deb Allen to fill Debbie Foster’s seat

Clif Cheek to fill Mark Crissy’s Seat

Application for Permit to hold OIPOA Summer Concerts at the new Town Park

Financial Report

Committee Reports

Concerts

Membership

Old Business

Update from Joe Cantoni

Putt Putt Event

Cornhole Event

Disposition of Storage Trailer

New Business

Lisa Crissey request to speak

Adjourn

1. **Call to Order:** President Mark Robertson called the meeting to order at 1:30 PM. Mark asked to modify the agenda to acknowledge OIPOA retaining the services of Phillips and Curran to prepare a financial audit going back to 2019 and 2018 and then to go back further years if required. This will start sometime after April 15th, 2021.
2. **Approve Agenda**: 1st by Ida Moon; 2nd by Glenn Withers. Vote was unanimous to approve.
3. **Approve Minutes:** Motion to accept the **October 13th, 2020** meeting minutes as presented by **Scott Outlaw**- 1st by **Glenn Withers;** 2nd by Gayle Hughes.
4. **Ratification of action taken between meetings:** Approve action to add Deb Allen to the BOD and to be installed in the vacant seat of Debbie Foster and finish that term. Approve action to add Clif Cheek to the BOD and to be installed in the vacant seat of Mark Crissey and finish that term. Approve action for submitting an application for permit to hold the OIPOA Summer Concert Series at the New Town Park on the island. Approve action to seek an outside company to do a financial audit of the OIPOA that was voted on and approved at the October 13th, 2020 BOD meeting. 1st Ida Moon, 2nd Glenn Withers. Vote was unanimous and approved.
5. **Treasurer’s Financial Report:** Gayle Hughes stated not much information to report due to not having the October, 2020 financial reports from the Bank. Lisa Crissey asked whether the property owners that attended the meeting would be allowed to ask questions during the meeting or whether they would have to wait until later to ask questions. Mark said that he would like to wait until later in the meeting to answer questions, but that he would play it by ear if the question was pertinent to that portion of the meeting. Lisa Crissey asked how the 2021 annual OIPOA budget could be approved if there was to be no annual meeting? She continued to ask how the general membership would have input since there would be no annual meeting this year. (The annual meeting is postponed due to Covid-19 and social distancing requirements as instituted by the Governor of North Carolina.) Mark Robertson told her that the budget presented at the annual meeting was only a proposed budget, and that the BOD solicited comments from the general membership. He also stipulated that the Budget was historically approved by the BOD at the December BOD meeting after a new board was seated. Dale Krause asked about adding Gayle Hughes as Treasurer? Mark thanked Dale for catching his oversight, and asked that the BOD revisit action between meetings and ratify the installation of Gayle Hughes as the Treasurer. Wendy Hughes (1st) made a motion to make Gayle Hughes the Treasurer of the OIPOA BOD. Ida Moon (2nd) the motion. Vote was and motion passed unanimously. Mark said that the BOD would have to work with the September 2020 financial report as the October 2020 report was not yet available. Changes for the October report from the September report would reflect 5 transactions took place in October. One check was to CAM for their monthly services. One was for reimbursement for mailing to CAM. 2 checks had to be rewritten to concert sponsors for the 2020 Summer Concerts. One check for reimbursement to a concert sponsor was returned from a business in Easton Pennsylvania. Wendy Hughes thought she may know the sponsor, and it was agreed to research this and return at a later date with the information obtained. Mark stated that another transaction that should appear was the purchase of two $200 gift cards for the Fox’s and Colina’s whose homes burned to the ground during the recent hurricane and because this was their primary residence. The money for these gift cards would come from the President’s discretionary fund. Dale Krause asked about giving cards to all property owners that had fire damage during and immediately after the most recent hurricane? Mark stated that we (the BOD) would research that and get back to that item at a later time. Clif Cheek asked when the gift cards would be issued? Mark stated he did not know where the residents that had been burned out had moved to, but when he found their location, he would give them the cards.
6. **Concert Committee Report:** Wendy Hughes informed the BOD that the permit application to use the New Town Park was not approved. That the contingency plan to use the Park on Georgetown Road was still being pursued. Jeff McFadden asked whether the BOD had considered the ramifications of the BOD going forward with the concerts since it appeared that the concerts would have to move off the island. He questioned whether the POA membership would attend a concert series out on Georgetown Road while the Town conducted a competing concert on the island at the same time and dates. Mark explained his perspective that the Town is now paying for the Concerts by themselves where in the past they only contributed $6,500 each year. He also talked about how much the Town has received for various projects from the POA in the past. Mark stated he felt that as a taxpayer in the Town, it was better for the POA to produce the summer concert series. Jeff again asked, does it make sense for the POA to conduct concerts off the island? Scott Outlaw stated, that the POA was already committed to the concert series with contracts, and that the concerts have been funded with sponsorship money not with POA dues. Scott stated that the disconnect between the Town and the OIPOA BOD had been beat to death. He stated it was always the intention of the OIPOA BOD to hold the OIPOA Summer Concerts on the island at the new Town Park, but the Town’s decisions were forcing the move to the one location that could be obtained that was still within the Town limits. That the use of the park on Georgetown Road was always a backup plan, and the optimum locale for the OIPOA concerts was the new Town park. He also stated that the Board had voted to honor their obligations to the bands and their contracts. David Martin advocated giving up the concerts to the Town. Leigh Simmons answered that she did not wish to lose the twenty-year relationships that the POA has developed with the bands if the Town within a few years lost the interest and desire to produce the concerts. Leigh continued on that Sunset Beach had similar issues between the people that started their concerts and the Town Government, that is now occurring between the POA and the Town of Ocean Isle Beach government. She continued on, that the Sunset Beach concerts have greatly contracted the schedule from years past with the Town producing Sunset Beach Concerts. And this is different from what the original group of volunteers that stated those concerts had originally scheduled each summer. Scott Outlaw piggybacked on Leigh’s thought stating that the Sunset Beach concerts are a shell of what they had been five years ago. Scott stated his personal opinion was that he did not want to see the Ocean Isle Beach concerts turn into what the Sunset Beach concerts have become. A concert series where the schedule has been contracted, and the quality has gone down, but that he was deathly afraid that this would be the future of the OIB summer concerts as the Town takes over. Leigh continued on, that she thought the Town’s recreation director would be overwhelmed with the concerts and her duties that she already had. Leigh questioned whether anyone with the Town would have the passion to do the work that Peggy and Wendy Hughes have shown over the years for the concerts. Leigh also stated that no one associated with the Town had have questioned the effort or the product that the OIPOA had delivered in doing the concerts the past twenty years. Leigh stated that in her opinion that the seizing of the concerts from the POA was nothing more than a power grab by the Town. She stated that none of the Commissioners or the Mayor consulted with or met with OIPOA BOD before taking the concerts. Leigh questioned what the Town would seize from the next group that had something the Town wanted. Jeff McFadden stated he did not see POA members going to Georgetown Park. Lisa Crissey stated that many of her neighbors and homeowners were in support of the Town and they would not allow the concerts to fail. She continued on that the Town expected a smooth transition from the POA and that they just thought the POA would be willing to give up the concerts and that Wendy Hughes would happily work for the Town to make this transition happen. Janie Withers stated that she helped start the concerts at Sunset Beach, and that when the Town of Sunset Beach took over those concerts they did not give the financial support that the Sunset Beach Concert Series required. Leigh was afraid that would now happen with OIB Concert Series. Jeff McFadden again asked that the BOD reconsider their position. Gayle Hughes stated that the BOD had reconsidered and the vote to continue to hold the concerts with the Georgetown Park backup sight was a majority vote. Wendy Hughes addressed Lisa Crissy’s statements and said that the Town only expected a smooth transition after the Town had voted to forcibly take the concerts from the POA as a hostile takeover. Dale Krause asked whether the Board wanted to hold the concerts out on Georgetown Road in perpetuity? Leigh Simmons replied to that question by stating, that the future coming after the summer of 2021 had not been addressed. Wendy stated that the Town was now competing with the OIPOA concert series that had been in existence for 20 years, and not the other way around and that now the OIPOA could not use the New Town Center Park for the Summer Concerts after having given $70,000 to the Town for the Park.
7. **Membership:** Mark Robertson said that the BOD would get into this subject within the next few weeks**.**
8. **Old Business (Joe Cantoni Update):** Mark stated for those present that Joe Cantoni was going to give an update to issues he had presented to the Board at the July 2020 OIPOA BOD meeting. Joe and some other homeowners stated that they had met with the Town Commissioners and Mayor in regards to issues associated with noise and speeding violations from local residents disturbing the tranquility of the island. Joe stated that his group of neighbors had provided the Town with descriptions and vehicle license plates that had been violating the Town’s noise and speeding ordinances and asked that the Town enforce these ordinances. Joe said his group had asked the Mayor and Council to prepare a report to detail how many citations had been issued since the new ordinances had been passed. Joe stated he felt that the ordinances were not being enforced. Joe continued on, that his group had made three proposal to reduce speeding to the Town Commissioners and Mayor. David Martin said that in the old days on Ocean Isle, there were seasonal speed limits on the island. Gayle Hughes confirmed this. Joe stated that he had requested information about when a citation would be issued to someone doing 45 in a 35MPH zone. He stated that he did not get a sufficient answer at the Town Commissioners meeting. Joe reported that he had asked the Town Commissioners that he he receive a report on the number and speed of citations at the Town Commissioners Meeting held on November 10th, 2020. Joe stated that he expected to receive the information requested via the Freedom of Information Act. Joe stated that his group believed that contractors on the island were being given special privileges by not being cited for speeding. Scott Outlaw complimented Joe on the presentation his group gave to the Town Commissioners at their meeting on November 10, 2020. Scott also asked if Joe had considered also looking at the 3rd street by the old Town Hall and Police stations as that area was notorious for speeding. Scott asked Joe what he wanted from the OIPOA BOD? Joe asked that the BOD and the OIPOA support his work and concerns into the noise and speeding violations. Joe said the main violators were Coastal Pools and Sloane realty for speeding on the island. Scott stated that it is in the purview of the OIPOA to represent the concerns of the Property Owners. Scott read the first paragraph of the OIPOA Bylaws that stating the Mission Statement of the OIPOA and believed that the BOD could endorse Joe’s Group of homeowners and their advocacy for safer streets and adherence to the noise ordinances. Scott suggested that Joe and his group start a petition and advocated that the POA endorse Joe’s petition. Lisa Crissey stated that not all property owners agreed with Joe’s position. Clif Cheek asked about installation of a flashing speed limit sign to be installed in the areas that Joe’s group had concerns about? Christy Chappell stated she was unsure whether Joe could get the support of the entirety of the OIPOA. She stated that the noise and speeding are a bit of a cultural thing that has existed here.
9. **Old Business (Putt-Putt and Cornhole Tournament):** Scott Outlaw addressed the Putt-Putt and Cornhole Tournaments as a fundraiser for our local charities. He stated that he had met with Terry and Marta Thorup that ran the Ocean Isle Pier and Putt-Putt Course on the island. Due to Covid-19, the event would be postponed until March 13, 2020 with a rain make-up day of March 20, 2027. He stated that the BOD would seek two separate permits for each event. Scott stated that he envisioned a fund-raising event that would become something like an Ocean Isle Beach Olympics with more events where medals could be awarded and be a fun family day for our local residents while securing funding for our local charities.
10. **Old Business (Disposition of Storage Trailer):** Mark stated that the POA needed to donate this trailer to another non-profit organization. What Mark wanted to know was whether the POA would assist in moving costs? It was discussed that the charity RACE would accept the trailer. Scott Outlaw stated there could also be an alternative in that there was a company in Rockingham, NC that could possibly salvage the trailer for scrap metal. Wendy Hughes said the BOD has previously voted to give $500 for the removal of the trailer. The charity that will accept the trailer is RACE. Scott also had concerns if $500 was enough given the condition of the tires and brakes to move the trailer. Leigh Simmons stated that she would pay all costs above $500 if the trailer is donated to RACE. Clif Cheek asked if we could sell the trailer as Scott has suggested and donate that money to charity? Mark stated that the Association’s CPA had suggested the easiest and best thing was for the OIPOA to donate the trailer to another non-profit charity. Clif stated that he had concerns about the condition of the trailer and if the trailer is in such rough shape did the POA want to dump this trailer on another group. Gayle Hughes asked if RACE wanted the trailer, and Leigh Simmons state that RACE could use the trailer. Ida Moon (1st) made a motion that the POA give $500 for the removal and donation of the trailer to RACE with the acceptance of Leigh Simmons offer to pay any additional moving costs as a personal donation to RACE. Glenn Withers (2nd) seconded the motion. Vote was unanimous and approved.
11. **New Business (Lisa Crissey addresses the BOD and membership):** Mark Robertson stated that he did not do Facebook that much, and was trying to address Lisa Crissey’s complaints that the BOD did not respond to her emails that she had sent to them. Lisa Crissey addressed the BOD as a whole saying that she had sent emails to correspond with the entire BOD and no one had replied. All the members of the BOD stated they had not received any emails from Lisa Crissey. Mark stated that he had responded when emailed by Lisa, and she acknowledged he had. Mark stated that whenever he is emailed or called, he responds to the property owners. Lisa stated that she had not actually emailed the BOD members, but had actually used Facebook Messenger. Lisa was informed that many of the BOD are not on Facebook, and many others mostly do not use messenger. Lisa said she had concerns about issues involving how the BOD operates. Lisa stated she felt she had no voice and that the BOD was not being fully transparent. She stated she wanted to voice her concerns. One of Lisa’s concerns was with the leadership of the BOD. Lisa talked about her concerns with the treatment of former long serving BOD members, but did not stipulate the BOD members or what the concerns were, only that Mark knows what and who she is talking about. Lisa stated she did not know about the legality of talking about this Topic. Then she stated it was in regards to a lawsuit that involved Paws-ability. She then stated it had to do with Allison and Will. Mark responded that he had been subpoenaed to testify in the case that involved Will and Allison and Paws-Ability. Lisa then stated that what Mark was saying was not what she was hearing from others, and that it was not her intention to bring that situation with Allison and Will into the conversation. Lisa stated that she had concerns about the accounting that was going on during her tenure on the BOD. Lisa complained that the Treasurer at the start of 2021 had a long list of concerns with the accounting practices of POA. Lisa complained that when she was on the BOD that she was tired of hearing how the methods used are the way we have always done things. Lisa brought up a concern, that the bylaws of the Association require two signatures on checks disbursed by the Association. Lisa’s concern was that there were 5 checks that had only been signed by Mark and one of those that was made out to Mark. Lisa stated that she believed no one could work under the Treasurer’s roles given the condition in which the POA operates. She felt that there was not enough oversight and management of the organization. Mark Robertson talked about the Treasurer’s office being one of oversight of which Lisa agreed. That with every check written, it is the Treasurer’s responsibility for oversight on all the Association’s checks. Mark stated that it was the Treasurer’s job to review all the checks that are written each month. Mark pointed out that when Lisa Crissey was the OIPOA Treasurer, it was one of her responsibilities to cosign all the checks of the Association. Lisa countered that she often refused to cosign many checks. Lisa complained about checks that were refunded without her knowledge when she was the BOD’s Treasurer. Mark stated that each committee had their own budget, and sometimes when checks are sent to CAM he doesn’t know about some of them. Mark stated that the Treasurer should always know what checks that they signed and which checks had been accounted for that had not cleared. Mark stated that Mary Stuart Alfano when she was Treasurer at the start of 2020 had discovered an $8,400 check that was still outstanding from May of 2019 when Lisa Crissey was the OIPOA’s Treasurer. Mark asked Lisa why she had failed in her responsibility to account for that $8,400 discrepancy for months while she was in the office of the OIPOA Treasurer that she relinquished in November of 2019. Mark stated that he felt that no intentional malfeasance had occurred as it was most likely a check that had been lost in the mail that had been overlooked until Daisy Ivey had said something to him. Lisa again confronted Mark about the 5 checks that only he had signed. Mark answered that he did what he thought had to be done, as that when those checks needed to be paid, one of the responsible signatories of the Association had resigned and had not yet been replaced by another responsible signatory. Lisa stated she requested an audit of the Association. Mark said that had already been lined up. Lisa then complained that in 2019 when she was a member of the Board that when that BOD voted to give $70,000 for the construction of the new Town Park that there was a provision that the OIPOA logo was to be on the Dance floor as part of the pledge to the park. She then complained about the recommendation made by Scott Outlaw in which he recommended that the OIPOA reduce the pledge and due to the Town not providing the OIPOA Logo on the dance floor which they had agreed to in the acceptance of the pledge. Lisa questioned where there was a formal agreement that the pledge had a stipulation about the logo. Mark stated that there was sponsorship form that had the requirement for the logo on it. Wendy Hughes and Scott Outlaw both agreed with Mark, and said they had seen the sponsorship agreement. Lisa again complained about the fact that Scott made a motion to not honor giving the Town the balance of the sponsorship. Scott Outlaw replied to Lisa by saying that if you made an agreement, then you honor the agreement, and that the Town had not done that in regards to the OIPOA logo. Scott used the analogy of purchasing a car with the stipulation of having four tires and including a full-size spare tire. That in this case not only did the Town not give a full-size spare, that had not even given a spare tire. He again stipulated an agreement made by the Town was not met by the Town, and he felt that the OIPOA should not honor their end of the bargain as the Town had not done so on their side. Scott said he stood by his decision and his viewpoint, but he had been voted down by the rest of the OIPOA BOD and he had accepted that decision and moved forward. Lisa then went on to complain about the time frame in which the sponsors’ money from 2020 was refunded. Wendy Hughes countered that both she and Leigh Simmons had hand delivered most of the sponsor refunds, and that a large majority of the sponsors had told them thank you, but had wondered why the POA had not kept the money to use for the 2021 Concert Series. She disagreed with Lisa’s assertion that many of the sponsors were unhappy. Lisa again complained about Mark’s decision in the hire of an outside person to do the membership for 2020. Lisa would not add detail about her complaint, only saying it was a painful experience. Mark countered that anyone that makes $8,400 mistakes as Treasurer should not be so quick about pointing out other people’s mistakes. Lisa kept complaining that for many years that Mark Robertson did not pay his POA dues while leading the Association. Mark cautioned Lisa that she was treading very close to slander to make accusations such as these with no proof. Mark stated that he has paid his dues every year. Lisa complained about the removal of Board of BOD members at the October 13th, 2020 meeting when they had missed too many BOD meetings. Ida Moon stated that she was unaware that there had ever before had issues with BOD members missing meetings due to the fact that in all her many years on the board those members looked forward to attending the meetings. Lisa again questioned why we have Mark as a President of the Board. Mark told Lisa that he believed all of complaining revolved around a beef she had with Mark. Lisa complained that Mark had been BOD President way too long. Lisa again complained about the OIPOA bylaw changes that had been made this year. Lisa did state that the Attorney that the association had hired to review the legality of bylaw changes had agreed that they were all legal. Lisa asked the logic in the bylaw that removed the designated appointment of the Mayor of Ocean Isle Beach to the OIPOA BOD. Mark stated that previous BODs had wanted to remove the designated position of the Mayor, but had not done so. He again reiterated that this change to the bylaws had been discussed by previous Boards. Leigh Simmons stated that she had talked to many of our homeowners that had read Lisa’s diatribes on Facebook. Leigh stated a member had said to her that there was your side, their side, and somewhere in the middle is the truth. Leigh read a response that she had with one of the Homeowners. She stated that there is a delineation between the Town and the OIPOA. She continued that the Mayor is not the Town and the Town Commissioners are not the Town, but we the people are the Town. Leigh stated that the POA BOD represent 1400 Homeowners, and the Town officials are elected by 200 residents. Leigh stated the Mayor had been an Ex Officio member of our Board, and that it appeared that she kept dictating to the OIPOA BOD what it could and could not do with the threat of withholding permits if the OIPOA BOD would not cave to the Mayor’s desires. Leigh stated that transparency had to exist with the Town Commissioners and their interactions with the OIPOA BOD and that the Town Commissioners had not shown transparency in those interactions.
12. **New Business (Debbie Foster asked to address the BOD and the members):** Debbie Foster stated that she believed a forensic financial audit needed to be performed. She complained about the contractor that Mark Robertson had presented to the BOD to handle membership for 2020. She complained that she felt that Mark had not sufficiently vetted this contractor. She complained that BOD meeting minutes had only just recently been posted on the OIPOA website. (Note: Debbie Foster had previously been on the communications committee and it was her task to post the minutes starting in December 2019.) Debbie complained that anyone that works standard work hours at a job would not be accommodated to serve on the BOD.
13. **Adjourn:** Motion to adjourn the meeting was made at 3:45 PM by Ida Moon (1st) seconded by Glenn Withers (2nd). Vote was unanimous and motion was approved.

*Minutes recorded by Scott Outlaw, Secretary*