November 16, 2024 Annual meeting

Roll call: All but Al Mosley.

Quorum: Yes

# of proxies mailed 576, 28 rejected, 548 total, need 183 for quorum.
200 votes total, proxy and present. Proofs in the ballot box.

Call for nominations: Jon calls three times for nominations from the floor- no noms from floor.

Stan motions to proceed, seconded by Adam, no discussion, carries.

Announcement of election committee, approval of committee from floor and director of election.

Jon moves that Bob Garrison be inspector of elections, 2nd by Cindy, no discussion, motion carries.
Ballots collected by election committee. Election committee retires to green room.

Approval of 2023 annual meeting minutes: No calls for corrections, minutes approved.

Officer reports----

Stan- Prez: Stan thanks residents who saved Paul L. at last meeting. Jon reads letter from Paul thanking EMT's and prayer people during medical episode. Steve Garmin and Bob Meltzer, Diane Stamm, Karen Vejevic, recognized by Stan for efforts. EMTs were Christina Karchet, Dale Hewitt, Austin Vasquez, and Matt Howell. Announces AED purchase, demonstration by Steve Garmin on use. Stan and Marilyn present Volunteer of the year award to Marge Miller. Reminder about toys for tots.

Marilyn VP: No report.

Cindy- Treasurer: Report copies in office on Monday. 224K Op account. Reserves 810k. Spectrum Op 34k, CD with 120k @3.95% from Spectrum savings/door fee. Increase in marina cards to $50/year starting January.

Jon Secretary: Thank you to Peggy Phillips for election help.

Committee reports----

ARC: in past 30 days ARC approved 6 new apps minor, 3 new build app Beverly homes. Special thanks to AL DeMarchi for organizing attic of the HOA office for important materials. Al, Bob McMan, Tom & Mike Macedo, bob garrison, Nate Nadeau… missed one…

Stan motion to amend agenda, to move website presentation up, Bryan and Cindy second.

Website presentation: Final expected January 1st. Can pay Assessment, ARC fees and Spectrum through new website.

Grounds: Thanks to Marge again and Jennifer as new head of committee. No report.

Legal: No report.

Finance: No report.

Roads: Thanks to Gary for taking over roads. Milled and paved, Ricefield, Duck pond, Ballard and patched FP pipe repair and potholes.

Comms: No report.

Welcome: No report.

Water amenities: Al not present. Stan gives report- Contract to remove and replace 110 feet of bulkhead leading to floating docks and fix leaning lamp. Canal dredging approved and to be completed in 2025, floating dock repairs to be completed ASAP. All marina card holders will receive new policy, all cards cancelled, new cards will be annual fee of $50.

Drainage, Adam: Contract for drainage study signed. Clear-out and cleanup before Debby and Helene storms. Remediation at FP is completed. Cone grate at possum and Wedgefield road testing debris deflection. Joanna Guillard underway. Flooding on Daniel Morrall and poor drainage in Enclave and along golf course. Drainage study to address all these areas plus individual drainage issues to be addressed. Thanks to Joe, Al, Stan for helping. Call for volunteers to committee, currently none.

Compliance- Stan: No volunteers for this committee. Call for volunteers. Reminder re- political signs, 30 days before and remove 7 days after.

Capital Improvement: no report.

Spectrum report- Jon: Happy to report 357 subscribers, goal of 360 by 2025. 380 within sight. Jon to update new cash flow, P&L and balance sheet and $$$ reports for December meeting. Plan for fee to be reduced from $80 come June after 1 year of administration.
Stan asks for breakeven number: 347 for 2025 budget.
Discussion: Mike Downes suggestion of yearly billing vs monthly.
Cindy reports disconnect letters/fees that have been sent out.

Condo Liaison- Inge: No report, Inge involved in counting ballots.

Unfinished business: None.

New Business:

Legal resolution, Jon- IRS 70-604- approved. Motion to allow excess 2024 income to go into 2025 budget. 2nd by Cindy. Discussion: Al DeMarchi- question of how extra funds will be distributed to reserve accounts and why operating account is holding 200k+. Bryan asks for plan. Jon answers that it was done last year, explains member assessment income net gain allocation to reserves is done after budgets created. Money has not moved due to delay in audits of these accounts. Allocation planned for March 2025, to be addressed by new board. Cindy clarifies account balances. Joe Myers asks to confirm assessment increase, motion was passed in October and discussed at town hall meeting. Stan motions to accept tax resolution, motion carries.

Motion to return future meetings to WPA office, seconded by ?.
Point of order, Mark Ricketts, clarifying that meeting is not dismissed and there is more new business. Mark moves to stick to agenda, motion tabled.

Mark Ricketts quotes Article 8, Section 1. Motion to remove president and secretary from executive positions (not from board) for lack of good guidance, transparency to membership and bad decisions. Courtney seconds. Mike Davis comments that reorganization happens in a few hours anyway. Jon says motion out of order, removal requires a special meeting. Mark counters that motion is not for full removal, just to remove from executive board.

Executive board votes: All nay, motion defeated.

Al DeMarchi: proposes referendum to vote to permit the WPA board to correct, amend and modify the current covenants to meet the current conditions of the community. All changes to be submitted to the membership for approval. Proposed change Covenant 26; wants to change 'mutual consent' wording, proposes that covenants should be revised with 2/3 majority at annual meeting or special meetings with 20-day notice.

Al makes motion to vote, Marilyn seconds.

Discussion from floor. Clarification: committee with present changes and entire membership will vote on each individual change at annual or special meeting. Discussion, Joe Myers and Mr. Sasso. Sasso motion to seek legal advice before making covenant changes. Jon seconds.

Motion fails.

Return to Al's motion to create committee to permit revision of covenants, conditions and restrictions to represent current status of community. Submit all changes individually to membership for approval.

Mark Rickett point of order to clarify committee to report to board, who reports changes to membership. Al responds… Get exact wording of Al's proposal, multiple revisions during discussion.

Randy Vaughan makes suggestions for internet based voting on individual changes.

Vote called, Al's motion carries.

MEETING SUSPENDED AT 1156AM FOR VOTING RESULTS.

New board-
Bryan 210 votes
Adam 198
Blaine Beadle 172
Joe Myers 156
Mike Downs 148
William Cocain 131

Art 7, email: 240/30

Chickens yes 161/99

MEETING RECONVENES 1158AM

Stan motion to return the meeting to WPA office, seconded. Motion passed. Next meeting December 17th, 2024.

Meeting adjourned at 1200.