

**TWENTY SECOND ANNUAL MEETING  
THE HAMMOCKS AT JEREMY INLET PROPERTY OWNERS ASSOCIATION  
10:00 A.M. MARCH 20, 2021  
VIRTUAL MEETING via GoToMeeting**

Meeting Notes. Draft A.

10:00 a.m.      1. Call to Order with Certification of Quorum and Proof of Notice

*Note: President call meeting to order at 10:06 AM. Confirmation of meeting quorum – 23 live property attendees and 11 proxy votes meets quorum threshold of 31 votes.*

2. Welcome & Introduction of Board Members

*Note: President introduction of current board members (Pat, Rebecca). Discussion of virtual meeting platform and Covid impact to community.*

3. Hail & Farewells

*Note: President provided introduction of new property owners and recognition of retiring board members – Ellis and Hemphill*

10:15 am      Treasurer's Report

1. Financial Statement for period ending December 31, 2020  
Approval of 2021 Budget

*Note: State of community financial position as of end of 2020 is strong:*

- *2020 surplus of approximately \$17,000 based on savings in Road and Security Gate categories due to volunteer labor and maintenance. Savings in Legal due to delays in property development outside gate.*
- *Current reserve balance of ~\$57,000, goal is \$100,000*
- *No major weather or infrastructure events*
- *Call for volunteers to continue to control expenditures*

*Note: 2021 operational budget reflects same expenditure levels as 2020*

- *\$78,000 expected revenue based on fees, \$76,150 expected expenditures*
- *No major capital infrastructure projects planned for 2021*

- *New expenditure categories established to better capture expenditures in Road, Grounds and Utilities for work Inside Gate, Outside Gate and Wastewater.*
- *Motion to adopt 2021 Budget – President 2nd Dent, Membership vote to Approve in the majority*

## State of the Community Update

### Committee Reports

#### 1. Wastewater Treatment Facility

*Note: (Martinko) Review of information in President's Letter. Description of function of the wastewater plant. Concern regarding 1 zone (Zone 3) of leach field currently not operable, no impact on community at the moment. Discussion of pump debris issue and community response to request to pump out holding tanks. Problem resolved. Description of capacity and tap availability. Permit renewal in 2023 requires document of individual homeowner tank pump out within last 10 years. Wastewater committee will manage collection of documentation to submit for permit renewal.*

#### 2. Ground Maintenance & Debris Removal

*Note: (Martinko) Review of information in President's Letter. Short term strategy for road maintenance is patch, fill and grade when necessary. New member orientation on blow down and yard waste removal – New Island Landscape (NIL) will pick up blow down yard waste, but tree trimming waste needs to be managed by homeowner and not left out for NIL pick up.*

#### 3. Sanitation

*Note: (Williams) Review of information in President's Letter. Orientation on rental and home owner compliance, relocation of Dumpster off-site.*

#### 4. Security & Access

*Note: (Martinko) Review of information in President's Letter. Security database cleansed of old contacts, codes, clickers and updated. Discussion on age and maintenance update for gate, existence of spare parts. Gate will be painted this year.*

## 5. ARB Report

*Note: (Ellis) Review of information in President's Letter. 59 total properties, with 41% build out. Multiple plans for additional build out in consideration or expect within next 5 yrs. Summary and reinforcement of the need to follow restricted covenants and guidelines and ask ARB for approval before starting work.*

### 11:00 am Board Election Results

*Note: (Martinko) Explanation of voting platform. Dick Davis and Kyle Osteen elected as new board members. Brief comments by Dick and Kyle thanking community for support and confidence.*

### 11:15 am New Business

1. Association Management Platform
2. Other New Business

*Note: (Martinko) Discussion of Board emphasis in 2021 to enhanced communication through community website, organization chart, ARB reminders and email. Member suggestion (Dent) to consider quarterly newsletter.*

### 11:30 am Open Discussions: Comments, Questions/Answer Session

*Note: (All)*

1. *(Dent) Asked for a fire suppression update from the Board. (Martinko, Ellis) No plans to continue to explore options for fire suppression. Issue laid to rest as part of a Board decision a few years back based on cost and return on investment analysis.*
2. *(Dent) Asked for a status update on community plans outside of gate (Hideaways). (Martinko) Informed members that discussions are still in progress, we are encouraged by them, but will not comment on specific actions at the moment because of uncertainty in plans by Fraternal Properties. Board will continue to engage in discussions to promote the best interests of the community.*
3. *(Martinko) Discussion of potential road improvements at end of Jan Savage based on safety concerns entering 174. Board considering a concrete apron at end of Jan Savage and gaining appropriate approvals and cost estimates*

*before deciding to continue. No negative comments from community.*

- 4. (Kendall) Question on Board vacancy election process and whether our Bylaws allow for Board to appoint a new Board member based on a vacancy without a full member vote. (Martinko) Board to review and provide answer to membership on policy and any other subsequent actions/decisions.*
- 5. (Kendall) Question on ARB appointment process and terms of service. Recommendation to Board to consider imposing term limits on ARB participation and/or changing the process from Board appointment to member election. Motion offered to vote to change from appointment to election. (Martinko) Motion challenged since this type of change requires alteration of Bylaws. Alteration requires 2/3 vote in approval from entire member community (40 votes) and meeting did not have enough representation to satisfy this requirement. Board will discuss and provide answer to membership on our recommendation and decision regarding this topic after review of impact to community.*

11:45 am

Adjourn

*Note: (Martinko) Motion to adjourn at 11:45 AM EST. Davis second. Member vote in the majority to affirm adjournment of the meeting.*