

Dolphin Bay  
Annual HOA Meeting  
June 17, 2023  
10:24am – 11:40am  
\*DRAFT\*

Board Members Present

Chris Stewart

Mike Ditta

\*Diane Heerwagen, Pam Seagle and Jake Teets were out of town.

Priestley Management

Misty Plummer

A quorum was established by proxy and in person attendee. The meeting was called to order by Chris Stewart at 10:24am.

There was a motion to waiver the reading of the 2022 Annual meeting minutes, followed by a second motion.

In lieu of Diane Heerwagen not being able to attend, Misty Plummer provided a budget update sharing balances in the reserves and current account balances year to date. Several items were brought up.

1. It was requested by Susan Rudd, that the reserves be detailed on the spreadsheet so when reviewing in the future the community would know what each account was being held for.
2. There was also confirmation by Misty that new accounts were recently opened to ensure the cash balances are FDIC insured. It was brought to the board's attention to check to see what type of Money Market account was opened, whether Mutual Fund or Bank to know whether or not interest earned was also insured.

Chris Stewart provided a President's Report confirming the CAMA permit for dredging was reinstated. He also thanked all homeowner's who purchased palm trees around the pool and confirmed the completion of the sprinkler system around the pool and green space.

Sue Hunt provided an ACC Report. She stated that year to date 7 requests had been placed, six approved and one still in process. This last one is a request for a new build on Mullet Ct. She reminded everyone that making changes to the outside of your home or yard do need approval by the ACC.

Carolyn Jeffreys provided a Social Committee Report. She acknowledged that due to the weather the Memorial Day party was called off but that the Labor Day dock party would make up for it. She confirmed that information about the 4<sup>th</sup> of July festivities will be forthcoming and to please sign up.

Matt Drake provided a Dock Committee Report. He stated that the dock has needed significant repairs. He and his team work as they are able to repair broken items like the keyed lock and water lines. He also confirmed that bibs stands have been ordered to help clean up the hoses on the dock. Next, he provided his mobile number to those present so they can join the text he has to ask for dock workers. The best time for dock work is during the week with the least amount of boat traffic. Finally, Matt has asked for someone to step in late February 2024 as he will be unable to monitor the dock for one year.

Chris Stewart began the discussion of Election of Board Members. He confirmed that Victoria Wilson had resigned her position as treasurer to Diane Heerwagen. Victoria's position was set to end in June 2023. Chris also confirmed Pam Seagle will be stepping down from her position as Secretary. This opened 3 seats; 2- two year terms and 1 – one year term. Candidates for these positions were announced: Chris Stewart, Emily Witzenman, Diane Heerwagen and Jeff Kurth. Votes were tallied by Susan Hunt, Carolyn Jeffreys and Misty Plummer. Misty Plummer of Priestley Management announced that Diane Heerwagen, Emily Witzenman and Jeff Kurth were elected to the Board. Chris Stewart was thanked for his 5 years of volunteer service to the Board.

Under new business:

Johnny Batchelor brought forth the idea of a gate at the entrance to the neighborhood. He stated he had done the leg work in previous years. He asked for everyone to consider this in the future.

A question was asked about dredging and do we have sufficient funds to complete this task. Billy Helms confirmed that when he received the quote 3 years ago it was a little over \$200K to remove the north side and part of the south side sand. At this time the reserve has only about \$100K.

The last bit of information was general reminders members wanted to bring to the attention of the neighbors. Please pick up pet waste when walking your animal. Please keep the dock tidy by cleaning up after fishing; ie rusty fish hooks, rusty brooms, fish nets and unused barnacle bait. Finally, it was asked to review the golf cart rules reminding neighbors that the covenants and bylaws state that only licensed drivers are to operate a golf cart. If a problem, it should be reported to Priestley Management or the Board.

There was a motion to adjourn which was seconded and the meeting was adjourned at 11:40am.

Submitted – Emily Witzenman attending member assisting DBHOA Board 6/19/2023