

MINUTES (Proposed)  
SBPOA Regular Board Meeting  
Date: December 7, 2020  
Time: 10:00 a.m.  
Place: Via Conference Call

The meeting was called to order at 10:04 by Mike Aden.

Present were Mike Aden, Pete Bouchard, Phil Gilles, Dawn Marano, and Maria Steinmetz. Don Marano attended as bookkeeper.

A motion to approve the agenda was made by Pete and seconded by Dawn. The motion passed unanimously.

A motion to approve the minutes of the 11/2/20 meeting was made by Pete and seconded by Maria. The motion passed unanimously. A motion to approve the minutes of the 11/11/20 Special Board Meeting was made by Dawn and seconded by Pete. The motion passed unanimously.

Old Business:

A. Annual Membership Meeting

1. Mike will ask Michele and Dave Zinn for permission to use their carport for the location of the Annual Membership Meeting. Masks will be required at the meeting, along with physical distancing. Pete offered to bring a box of extra masks.

2. Currently no other candidates for the board or the ARC have come forward. Dawn will check with the current ARC members to ask whether they will run for another term.

2. The board discussed the draft of the Capital Improvement Projection report prepared by Dawn and Don, which will be included in the meeting packet for the SBPOA members. The board then discussed whether to increase the dues this year and, if so, by how much. [Secretary's note: The SBPOA CC&Rs permits the board to vote for up to a 15% increase in dues annually.] Pete pointed out that the rate of inflation is currently low. Maria commented that, based on the projection report, an increase now means that another dues increase will likely not be necessary in 2022. Dawn suggested increasing the dues to an even \$1,000 per unit. Don noted that, with the increase in the cost to prune the mangroves, the operating costs will increase next year by about \$3,000 and that an \$80/unit increase will bring in a little over \$3,300 to cover that. Based on the projected operating costs for 2021, the board decided on a modest increase of annual dues for next year. A motion to

increase the dues from \$920 to \$1,000/unit (i.e., an increase of \$80/unit) was made by Dawn and seconded by Pete. The motion passed unanimously. Don will reach out to Marni Spence, who is a professional accountant, to have a look at the Capital Improvement Projection Report and make suggestions.

[Secretary's note: Several board members have heard from SBPOA members since the board voted to contract with Pinnacle Landscaping, which has completed the pruning. Those members commented that the mangroves look better this year after pruning than they have in a long time—a couple of members have said they look better now than they've ever looked.]

B. New Boat Slip Assignment Form

The board reviewed the draft of the new Boat Slip Assignment Form. Dawn compared three different versions of slip assignment forms used in the past by various realtors at closings (two from past SBPOA transactions) and modified the wording to align with what is actually transferred when a home sells; that is, what is owned by SBPOA and is its responsibility to maintain, and what is owned by the homeowner and is the homeowner's responsibility to maintain. The plan is that, going forward, the secretary will make sure that the new, correct form is sent to realtors representing properties in the association and that a copy of the endorsed form is sent back to the secretary after closing. The board approved the new form.

[Secretary's note: Dawn will email a copy of the new form to the membership for information's sake, and also to be used in cases when "for sale by owner" transactions occur.]

New Business:

There was no new business.

Board Reports:

President: No report was made.

Vice-President: No report was made.

Secretary and Communications: Dawn reported that John Keyse-Walker met with the Lee County Historic Preservation Board on 11/19/20. The board passed a unanimous resolution to recommend to the county commission that an historic district sign be erected recognizing the Bokeelia Historic District. [Secretary's note: The Bokeelia Historic District was recommended by the Historic Preservation Board and established by Lee County in

1990.] A planning representative was assigned to meet with John regarding the sign location. The Historic Preservation Board was so enthusiastic about the issue that John brought to its attention that it passed a second resolution to assess historic district signage countywide and to conceive of a uniform signage schema. Dawn commented that the signage and increased awareness of the historic district could create a sense of common purpose should issues arise that threaten the unique character of the community.

Treasurer: Maria and Don presented the current operating budget report. Don reported that he estimates we will end the year with about \$25,000 in reserves. He will prepare the final year-end budget report at the end of December, as well as the projected 2021 operating budget for the annual membership meeting packet. As discussed at the 11/11/20 Special Board Meeting, which was called by the board to vote on contracting with Pinnacle Landscaping to prune all SBPOA mangroves, the year-end operating budget report will reflect a significant overage, but this is a temporary accounting artifact from paying for two mangroves trimmings in 2021; that is, we were billed in 2021 by Mike Jendrusiak for the pruning in 2020.

Compliance Director: No report was made.

Member comments:

No SBPOA members were present.

Adjournment: The motion was made by Mike and seconded by Dawn to adjourn the meeting and was approved unanimously. Meeting adjourned at 11:05.

Minutes prepared by Dawn Marano, SBPOA Secretary 12/18/20.