

**MINUTES OF MEETING
OF BID-A-WEE BEACH PARK, INC.
BOARD OF DIRECTORS
Saturday, September 19, 2015**

The regular quarterly meeting of the Board of Directors of Bid-A-Wee Beach Park, Inc. was held at the public library on Saturday, September 19, 2015. Eleven (11) directors present were: Jeannie Krohn, President; Rob Tallent, Vice President; Dee Gibson, Secretary; Wanda Manning, Treasurer; Debbie Edmondson, Membership Chairperson; Mack Carter, Tom Graham, Dallas Marshall, Peggy Steele, Juddy Stephenson, and Lynda Sheets. David Smith and Debbie Brown were absent. The President, Jeannie Krohn, called the meeting to order at 9:00 AM and Dee Gibson, Secretary, recorded the minutes.

The President called for approval of the Minutes of the May 30 meeting and the three meetings on June 6, 2015 of the Board of Directors, and the Draft Minutes of the Annual Meeting of Members on June 6, 2015 to be submitted to members for their approval at the 2016 annual meeting, all of which were previously distributed via email. Following discussion, the minutes were approved as distributed.

SECRETARY'S REPORT: Dee Gibson explained that following a statement from an attendee at the annual meeting regarding beach history and title issues, we put together for distribution to Directors a packet of deeds, court rulings, public filings, and the original dedication along with other historical documents. She explained the packet was not intended for discussion at the meeting and Directors may review it at their leisure. Jeannie Krohn explained that some of us have been here for so many years, we know the history but many new people are moving into the community and joining the Board and it is important that Directors understand legal and other historical issues, in order to properly govern the corporation and protect the dedication of the beach. Jeannie explained that the packet handed out was informational so if someone comes to a Director and asks if someone wants to pay us to use any of the property, conduct activity for commercial purposes, or lease it, Directors have the rulings and dedication to see why we cannot. Dee stated the Directors may make their own copy, but asked that each Director turn it in upon exiting the Board for issue to new Board members.

The Secretary then reminded the Directors that following the annual meeting, the Board voted to write a generic title inquiry letter to an impartial and unconnected attorney to present to the Directors for approval. She distributed a draft letter to be discussed later.

The Secretary then stated we had a request to change the March Board meeting date to March 19 and all Directors agreed to the change.

TREASURER'S REPORT: Wanda Manning reported the Hancock Bank checking account balance was \$33,424.29. We have two Certificates of Deposit at BB&T: .635%, \$13,022.35 (\$6,000 added this year), matures June 13, 2016; and .035% \$10,022.45, matures March 6, 2016.

MEMBERSHIP CHAIR REPORT: Debbie Edmondson reported in May, 2015 we had 227 members which has grown to 343. The brochure was mailed again this year and we received 18 new

members this week. She reported one member paid \$1000 for three lots for the next five years. New resident packets continue to be distributed with great success.

Debbie also distributed samples of membership cards for 2016 and asked the Directors to initial his/her preference. Discussion followed regarding ideas to get information to renters.

PRESIDENT'S REPORT: Jeannie Krohn reported she and the Treasurer were working on a 2015-16 budget and distributed a draft. She noted some estimates remain outstanding and some items were dependent upon Board approval of expenditures.

Jeannie then explained she had prepared an after action report following the annual meeting. Although the meeting went very well and we received numerous positive comments, she listed the following suggestions for improvement next year for which the Directors were in agreement:

- more volunteers at the table for the people that prepay to quickly move members through;
- announce that any person on the ballot should place their ballot in the box and quickly proceed away from the ballot box to avoid intimidating members as they vote;
- include in the annual letter that the only valid information distributed will be by the BAWBP, Inc. Board of Directors;
- include in annual letter that once a vote has been cast, it is final; and
- the annual letter will more clearly explain that following guidelines in the Bylaws, absentee ballots must be requested from the Secretary, are only issued by the Secretary and will not be counted without the proper documentation maintained by the Secretary.

Jeannie also reported that while we had some attempts at voting with last year's membership number and obtaining absentee ballots not issued by the secretary, all were caught due to the excellent documentation system developed by the Secretary and we are comfortable no invalid ballots were counted. The Directors discussed whether actions could be taken when a member violates the ethics of voting and rules of the organization, but no conclusion was reached.

Jeannie then reported that the completion of 582 feet of vinyl coated fencing will run close to \$6800. The completion of fencing was approved several years ago, to be done in sections as money is available. The funds are available to complete the fencing and the Directors expressed support to complete the project in this year's budget.

The President reported that the boardwalk project for this year will be the complete renovation of #2. Fencing will be coordinated with the work on #2 since fence in that area must be replaced. Following motion by Tom Graham which was seconded, the Directors unanimously (no Nays) approved \$4500 for repairs to #2.

Jeannie then informed the Board that the volunteers that work on the locks report issues with our gates which include climbing over and standing with feet between the bars and jumping on the gate which affects alignment and breaks the inside mechanism of the locks. She explained that the Board had previously expressed its desire to redesign the gates to be more attractive but easier to maintain. The gate that was on #3 also fits #5. None of the other gates are the same size. Jeannie proposed taking the gate that was on #3 and redesign it and place it on #5

as a test to see if it works well and to get feedback from the community. The President estimated approximately \$800 for the re-design. Following much discussion, Lynda Sheets made the motion, which was seconded by Rob Tallent to add the decorative top, and mesh on the bottom per the prototype Jeannie presented to the Board. The Directors unanimously (no Nays) approved the motion.

Jeannie then requested other Directors report on projects they had undertaken or had asked to add to the agenda:

Juddy Stephenson reported that he had four quotes for the flag system signs. After discussion, Dee Gibson made the motion, seconded by Peggy Steele that we purchase the 18"x24" \$39 signs with the coating to last much longer, for each crosswalk, which was unanimously (no Nays) approved by the Directors.

Lynda Sheets requested the Board approve seeking estimates for mowing along the right-of-way the entire length of the beach at least three times each year. Some suggested we also obtain prices for trimming the palm trees and landscaping. Dee Gibson made the motion to seek estimates, which was seconded and unanimously (no Nays) approved by the Board.

Dallas Marshall stated he wanted to again discuss golf cart parking on the beach side and requested the Directors approve the formation of a committee for that purpose.

Jeannie stated several years ago, while discussing Front Beach Road construction with a representative at Community Redevelopment, she discussed golf cart parking on the beach side. He suggested the best location for that type of project would be at the existing drive-down. Jeannie explained full-time residents observe that we have many residents who park golf carts, cars and trucks on the beach side of the road. How would the Board justify using membership funds to provide parking for only golf carts? She explained there are many issues involved including the interference with dune development and turtle and other wildlife preservation. A question was asked if we could purchase a lot for parking across the road from the beach, but we do not and will not have funds required.

Dallas stated we should develop golf cart parking now so the entrance access is included in the engineering plans for the road. Jeannie stated that the forecast for Front Beach Road development to reach Bid-A-Wee is 20-30 years. Dee pointed out that we have a drive-down entry on our beach, at the location suggested by Community Redevelopment, so we already have an access point when the road is constructed here. After long discussion, Dee Gibson made the motion that the Board not form a committee and will not look into parking on the beach side of the road. The motion was seconded by Tom Graham. A vote was taken by hand in which nine (9) Directors supported the motion and two (2) voted Nay. The Board may decide to take the issue under consideration in future years if the road construction schedule changes.

Although the Board had voted ten (10) Yes, no Nay and one (1) abstain that there could not be any consideration to allow other communities to pay monies into BAWBP, Inc. to allow them access to the dedicated beach (see minutes of April 11, 2015), Dallas again stated his opinion that comments by officers made at previous board meetings that we are not allowed to let

outside people join BAWBP, Inc. were not correct. He expressed his belief that we have the legal authority to do so and he used the northern sections of the Bid-A-Wee Community as examples of allowing other communities to pay us to use the beach. An angry discussion ensued. Dee Gibson stated that other communities paying us to have access to the dedicated beach is commercial activity and violates the dedication. Jeannie Krohn stated that no commercial activity can occur on the beach and there are court rulings that make that clear. Since Dallas had brought up the matter for discussion many times and it was finally voted on earlier in the year, another vote regarding his concerns was not taken and all discussion was ended.

The President pointed out that the board had agreed three years ago that we would work together and have harmony and we do, except that we have a person causing conflict at every meeting, which must end.

The letter to an attorney requesting an opinion regarding title was then discussed. It was suggested that we should not waste the members funds on legal issues that have been ruled on and opinions given in past years, where no issue exists. Jeannie pointed out that we already have quit claim deeds for both areas of the beach and the beach dedication is the primary legal standing document and we, as the Board, are charged with protecting the dedication. Several Directors stated that we already have legal opinions. We have not received one comment about the issue since the annual meeting. Finally, Peggy Steele made the motion that we put off the discussion and the letter requesting an opinion from yet another attorney until a later date after we review this packet. Her motion was seconded by Tom Graham and unanimously (no Nays) approved.

The meeting was adjourned at 10:50 AM.

/s/ Dee Gibson, Secretary