



BOARD OF DIRECTORS
OPEN SESSION
AGENDA
October 22, 2011
Saturday, 10 am, at the Clubhouse

1. CALL TO ORDER

2. ROLE CALL AND FLAG SALUTE

3. EXECUTIVE SUMMARY

The following may be discussed in Executive Session

- *Litigation matters*
- *Member discipline*
- *Matters relating to contracts with third parties*
- *Personnel matters*

4. MEETING MINUTES APPROVAL

Pages 1-8

- a. Approval of the August 20, 2011 Board of Directors meeting minutes

Action Required: Board of Directors approval.

- b. Approval of the September 14, 2011 meeting minutes

Action Required: Board of Directors approval.

- c. Approval of Board Reorganization Minutes from September 17, 2011

Action Required: Board of Directors approval

- d. Approval of the October 8, 2011 meeting minutes

Action Required: Board of Directors approval.

5. FINANCIAL STATEMENT

Separate Packet

- a. Approval of the September 2011 Financials.

Action Required: Board of Directors approval.

6. COMMITTEE REPORTS

- Station 34
- Recreation
- Architectural Review
- Private Marina
- Fire Focus Group
- Finance
- Safety
- Beautification
- Newsletter/Website

7. Old Business

a. Guest Policy Review

Page 9

Background: On an annual basis the Board of Directors should review and evaluate its Community Guidelines (rules and regulations) to determine if any changes are necessary. One area that needs review and discussion is the impact of Guests of the community when they use the home of an owner without the owner being present. The Board of Directors has been reviewing this subject for several meetings with the intent of having this as a new rule in the Community Guidelines. If approved this draft rule would go out to the community for a 30 review and comment period.

Action Required: Board Discussion

8. NEW BUSINESS

a. Erosion Issue in Marina

Pages n/a

Background: The winter of 2011 produced an extremely full lake that stayed at 100% for several months. The Association was unable to use the two parking lots at the marina and was only able to use the upper lot in July. Staff inspected the upper parking lot and slope area below the pool and clubhouse and noted a tremendous amount of erosion. In reviewing the situation, staff determined that we have two areas of concern. The marina is in need of a new more effective boom system that would replace the current logs with a material that is more efficient in reducing waves that enter the marina and also will last 20 years. The second situation is the erosion that has occurred in the slope below the pool and clubhouse. This needs to be repaired soon. Management has researched the cost to rehab the slope and to also replace the current log boom. To rehab the slope in the marina is estimated to be \$150,000 and to replace the log boom at \$115,500. These are just estimates for discussion purposes only more research needs to be done.

Action Required: Board Discussion

9. Review of Community Guidelines **Separate Packet**

Background: On an annual basis the Board of Directors reviews the existing Community Guidelines (rules and regulations) to determine if any changes or additions need to be done. The Directors have been given the current Community Guidelines and will be reviewing them over the next several months. The Community Guidelines are in the individual Directors binders provided to them when they became Directors

Action Required: Board Discussion

10 Appointment of new Board Secretary **page n/a**

Background: Susan Kindermann is asking the Board of Directors to allow her to resign from her position as Secretary. She wishes to stay on the Board, as a Director, but Management is recommending voting a new Director to be the Secretary.

Action Required: Board Discussion

11. Draft Performa Budget and Reserve Study **Pages 10-17**

Background: Each year the Finance Committee meets to help build a draft budget to present to the Board of Directors. The Board then reviews the draft budget and either makes changes or approves as presented. The Board needs to approve a final budget at the November 19th Board meeting in order for it to be delivered to the members by the end of December. This year we had an onsite reserve study done and the results of that draft study are ready for Board approval. At this time management is asking that the Directors review the draft Performa Budget and Reserve study and be prepared to approve a Performa Budget and Reserve study for the November Board meeting

Action Required: Board Review

12. Rental Rule Changes **Page n/a**

Background: The Board of Directors and Management have been reviewing the impact that short term rentals have on the community and the Associations budget. The Directors are proposing the following rule additions to the Community Guidelines (rules and regulations).

- a. Any owner that wants to rent his home must use a professional property manager to manage the property. The property manager must be available on a 24/7 basis to answer questions and insure that the property is in good condition.

- b. Any owner that rents his home must provide the Association with a copy of their business license and Transit Occupancy Tax Certificate when they turn in their Conditional Use Permit (CUP). The Association is the rules of the county in regards to rental properties.
- c. Renters who want to bring a second boat or watercraft into the community can do so only if the property has a private slip in the private marina or if the property has a private dock. The second trailer must be stored in the overflow parking area designated by the property manager for that property.
- d. All boats and watercraft that do not launch from the Oak Shores marina must pay the \$25/day boat fee. This includes those using the private marina slips or private docks inside of the log boom.
- e. Anyone who rents their home must have their renters sign a copy of the rules, regulations and fines schedule and a copy of signed documents must be submitted as part of the OSCA Rental Registration 24 hours prior to entering the community.

13. HOMEOWNER FORUM (Member Comments)

Each homeowner will be given 3 – 5 minutes to speak in accordance with the Open Meeting Act 1363.05, or a total of 20 minutes will be granted for all to address the Board regarding items of interest or concern.

ADJOURNMENT:

NEXT MEETING:

The next meeting is scheduled for Saturday, November 19, 2011. The Executive Session begins at 8:00 am and the Meeting of the Members and Election commences at 9:00 am.