**Indian Cove Resort**

*Saturday, April 20th*

*Vincent Posey - President*

*Meeting was held at Pavillion 4*

1. Welcome
   1. Randall called roll; Bonnie, Jonathan, Vinny, Randall, and Todd are all present...we have a quorum.
   2. Vinny started the meeting off discussing the topics below:
      1. With the campground being flooded… he appreciated everyone coming out.
      2. Reported on all the projects that were completed in 2018-2019
         1. Two new 50 amp pedestals have been installed
         2. Back pool was fixed
         3. Bulkhead at boat ramp repaired
         4. New fence upfront
         5. Replaced 6 roofs and repaired one
         6. Replaced 30 picnic tables
         7. 24 new chairs for the pools
         8. Three new sit pads
         9. Removed multiple trees
         10. Newly paved road in front of back pool
         11. Added cameras to office and main gate
2. Manager’s Report
   1. Nothing was reported.
3. Treasurer’s Report
   1. Bonnie gave out copies of the report….Additional copies of the financial report can be found in the office.
   2. Bonnie reported that we’ve been giving a hard look into expenses and how the money is getting spent...we always get quotes on large jobs to ensure we get the best price.
   3. We have restructured our bank accounts to get some of them in interest bearing accounts.
   4. We did not need to borrow for this fiscal year.
   5. Last Year we had 44 transfer and 40 new members
   6. The delinquencies for 2017-2018 was approximately $189,000 and we are using collection agencies to get the funds paid.
   7. All but a few storage sites have been paid for the 2018-2019 fiscal year.
   8. The reserve account has been setup and we will be making monthly deposits in it...as of right now there is $243,367. We have gained $2,600 in interest.
   9. Winter camping program was a huge success...the net profit was $31,486.00.

IV. Old Business

* 1. The improvements to the front storage area is on hold until we get clearance from the city.
     1. We need to update the use permit....which has not been done since 1984.
     2. We are hoping to have approval by June.

V. New Business

* 1. Randall announced the new board members
     1. Bonnie ran for treasurer unopposed with Jonathan Hoggard and Jim Capasso running for the other two available seats.
     2. Without multiple candidates...there was no need to send out ballots.
     3. Randall motioned to accept the candidates...Vinny seconded...with a unanimous decision the motion carried.
  2. Randall opened up the discussion for changing the declaration.
     1. Randall stated that we needed 60 votes to approve the changes to the declaration.
        1. A member asked if changing the declaration would change the 60 day reservation policy...the answer was NO.
     2. Randall discussed the highlighted changes to the declaration
        1. Taking the “Developer/s” name out of the document and replacing it with Association
        2. Taking out Class B members; everyone is now a Class A member (Since 1991). This will remove section 7.3 that talks about limitations on increases.
        3. Removing the section that talks about deposits. We do not take deposits on reservations.
        4. Removing the wording about having more than one reservation.
        5. Changing the clause that states only the first person on the deed can; run for board, etc..
        6. We want to add the ability to vote electronically
     3. We took a break and allowed everyone to vote…
        1. The results of the vote; 88 yes and 9 no.
     4. Randall motioned to accept the changes...Vinny seconded...with the unanimous decision the motion carried.
  3. Randall opened the floor for members questions:
     1. Member asked about dues and fees going up and that it made it look like we had a shortfall
        1. The increase in storage was for the 2019-2020 fiscal year not the 2018-2019 fiscal year. Our storage fees are still the lowest in the area.
        2. Our storage fees in the past have been used for the gathering of funds to pay off the previous years debt...we did not need it for that this year.
     2. Member asked about the towing fee going up to $30
        1. We discussed the damages that were caused by our (Indian Cove) employees moving the trailers last year. Also, that the cove would be making money off the towing...with no liability on the Association.
        2. Indian Cove will still be towing in the weekends on a limited basis
        3. BOD informed the members that their camping units must be tow “ready” when scheduled to be towed on or off site. Tow company should not have to charge batteries and/or air up tires. This could cause additional fees.
     3. Member brought up that the BOD are thinking about keeping their campers on site for four months...moving every 28 days.
        1. BOD stated that this was a discussion and no decision was made at that time.

VI. Next Meeting Date and Location - All Meeting begin at 7PM

* 1. Wednesday, May 1st

VII. Motion to close the meeting….seconded…..meeting adjourned.