

## Special Meeting – Wilderness Board of Directors – July 26<sup>th</sup> 2024

Board Members in Attendance in Person: Jason Cherry, Steve Philley, Diane Jones, Scott Royal, Leroy Weber

Owners in Attendance in Person: Randie Fenton, Milton Kornegay, Mike Sanderson, Kevin Smith, Bruce Bricco, Andy Ditterline, Lonnie Strebeck, Marty Ureda, Bob Gage

Also in Attendance in Person: Amanda Wheeler, Office Manager

After a brief technology delay, the meeting was called to order at 10:17 am by President, Steve Philley.

Steve Philley opened the meeting by reminding all present and/or listening by phone that this was a Special Meeting of the Wilderness Board of Directors, and reminded owners that only Board members will participate in discussions.

In Mr. Philley's comments as President, he announced his resignation as President of the Board of Directors effective at the close of the meeting today. His family has sold their house, and their three unimproved lots on Lincoln are listed for sale. He reminisced about the Wilderness having been a great place to have a house and wonderful neighbors. He thanked the developer, Board members, and other volunteers for their efforts, and encouraged others to become involved.

The minutes of the 4/24/2024 meeting was made available for updates or corrections. Board members voiced no corrections and the minutes were motioned/approved as submitted.

Before entering Executive Session, Diane Jones offered a motion nominating Kevin Smith as a replacement for the Board vacancy. Jason Cherry seconded and the Board unanimously approved Mr. Smith's assumption of the remainder of Mr. Philley's term which ends 10/31/2024. Questions about the term end dates were raised. Mr. Philley determined it was necessary to delay the start of the Executive Session until after a few other reports, but before the Secretary/Treasurer report. The board voted to move Leroy to President and Kevin to ACC/Compliance.

Scott Royal was asked to provide an update about Facilities. Mr. Royal indicated the entire Facilities budget has been spent for this fiscal year due to storm related tree and road issues in addition to planned road maintenance. He indicated the roads are now in decent shape, including the excellent job done on restoring the culvert crossing on Appomattox. He did raise concerns about the road budget for the next cycle.

Leroy Weber reported next on ACC and Compliance. He reminded everyone that spring storms have caused significant damage to structures and seawalls. The ACC and TRWD have approved repairs to 3 seawalls. One new roof, one new house, two fences and one patio have also been approved. Several compliance issues have been communicated to owners, with some resolved and some still underway. The ACC has recently had the assistance of Andy Ditterline. Mr. Weber offered Mr. Ditterline to the Board as an official ACC committee member. The proposal was motioned/approved by the Board.

The Board meeting was suspended temporarily to enter into Executive Session. Per request of Scott Royal, it was confirmed that the term of the position vacated by Steve Philley will end at the Annual Meeting in 2024. The Board discussed the status, structure and compensation of the Office Manager position, and potential budget impact. The specifics of that decision will be communicated in confidence to the Office Manager by Diane Jones. The Board, at the requests/objections of several owners,

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discussed and agreed to no longer distribute a directory of owner information. The association will maintain an option for homeowners to opt in or out of making their information available to other owners upon request.

After reconvening the Special Board Meeting, Diane Jones provided the Secretary/Treasurer report. Insurance policies for Director & Officer and General Liability coverages have both been renewed. Changes in agency have been initiated due to recent poor customer service from the prior agent. Mrs. Jones proposed an October date for the Annual Membership Meeting and Board of Directors meeting, to be agreed upon soon. This will allow planning to commence and for the elections to be completed prior to the November 1 term commencements. Current financial statements have been distributed to the Board and will be attached to the minutes of this meeting. Aqua has bought out Southern Oaks Water Supply, meaning the agreement with the Wilderness regarding meter expansion is null and void. This will remove the POA as the middle man and will eliminate related income and expenses. Collection efforts have reduced the number delinquent accounts to three, with one on a payment plan, one facing a lien, and collecting the third is improbable at this time. Republic Services disposal fees have been renegotiated by Amanda Wheeler, resulting in an extra dumpster and reduced rates. A large container will be onsite for the 2025 July 4<sup>th</sup> timeframe. Mrs. Jones presented a draft of the 2024-2025 budget to the Board, with suggested changes in disposal fees, insurance expense, office labor, postage and water meter related line items. This proposal would result in a net income of \$19,150. Scott Royal suggested increasing the road budget by \$10,000. The Board will have to finalize the budget in the next month or two in preparation for presentation to the membership at the annual meeting.

A request by an owner to allow his property to return to natural state was discussed. A fence has been constructed (with prior approval) on the otherwise unimproved lots. The Board agreed the fence must be maintained, whether or not the lot receives approval to return to natural state. Mrs. Jones reminded the Board that another owner has been allowed to construct an approved fence on otherwise unimproved lots without being required to clear and maintain those lots. After additional discussion, the request was motioned/approved to allow the lot to return to natural state.

Upon no other comments or reports necessary by Board members, Steve Philley concluded the meeting at 11:25 am.

Respectfully submitted by:

Diane Jones, Secretary/Treasurer