

**Exotic Isle Homeowners Association**  
**Board of Directors**  
**Meeting Minutes**  
Wednesday, March 23, 2022, 6:00pm

**Directors Present:**

Melissa Braniff, President  
Darrell Rogers, Vice President  
Caryn Arnim, Treasurer  
Colleen McKeever, Board Member

- I. Call to Order:** at 6:00pm by Melissa Braniff
- II. Quorum:** 4 Board Members present, 4/5 Directors represented.
- III. Treasurer Report:**
  - Caryn Arnim Presented a recap of the updated reports sent on 3/8/2022
    - Major expenses incurred over the course of the year are largely non-recurring costs and are therefore outside of ongoing and anticipated budget items. As a result, an assessment will most likely need to be levied unless the significant balance of unpaid dues owed by delinquent members are paid up and arrears in accounts receivable are significantly relieved.
    - Insurance - Caryn proposed paying insurance expenses in installments.
- IV. BOD Action Items - Status/Progress Reports:**
  - Pool
  - Mowing Service
  - CPA Recommendations
  - Groth Lot: Deed transfer to EIHOA has been completed and recorded with Matagorda County. Delinquent property taxes have been paid by EIHOA. The property has been listed for sale with Full Stringer Realty.
    - The rate for dues if the property is purchased and not built upon was discussed. Melissa and Darrel will coordinate with Chris Hanno regarding the addition of verbiage to address the rate of dues issue as follows: If a lot is purchased, the Buyer has up to 6 months at the non-improved (\$400) assessment rate. However, the Buyer will be subject to the improved lot rate (\$800) at the earlier of month seven (7) of ownership or the commencement of construction.
  - Security Cameras:
    - Caryn will coordinate with TISD regarding schedule for service installation and activation of service. Caryn also reported that EIHOA will not have to pay for the cost of providing internet service for the cameras due to money owed to EIHOA on the previous arrangement to lease use of the Tram tower to TISD for the placement of wireless transmitter equipment. TISD was recently acquired but the Buyer has indicated their approval of the above terms.
  - Huerta Property:
    - A lien has been prepared for the Huerta property for delinquent dues and a delinquent assessment payment. The lien has been signed by Melissa Braniff and sent to Caryn for submission to Matagorda County.

- The condition of the Huerta property was discussed regarding the advancing state of disrepair with a resolution to research the allowable avenues for intervention by the EIHOA Board and/or through the City or County Health Department. What are the possible consequences and/or ramifications for the homeowner and for EIHOA if the property is designated as condemned?
- Bylaws Revision: is complete and will be transmitted to all EIHOA members for review in advance of the 2022 EIHOA Annual Meeting, at which time the Amended and Restated Bylaws are anticipated to be approved by HOA members for adoption.

**V. Exotic Isle Vehicular Access Road Project:**

- **Royce Poinsett:** Will continue to lobby on our behalf at no further cost to EIHOA at this time. Melissa has agreed to stay on the road initiative working with Royce. STP – has said they would contact local EMS and escort them through the ranch property to evaluate the road and assess if it is passable for emergency vehicles or not County involvement – Royce, Melissa and Darrell attended the March Matagorda County Commissioners meeting. They presented the Commissioners with maps; the history of EI and they detailed our landlocked issue. We were there to be heard. We were not asking for a resolution from them. Royce will continue open conversations with the Judge and County Attorney.

**VI. Board Elections:**

- Melissa Braniff announced her intention to resign, effective immediately, her position as President of the Board of Directors. Melissa made a motion to appoint Darrell Rogers to serve as Interim President of the Board of Directors, until such time as the next Board Election is held at the 2022 EIHOA Annual Meeting. The motion was seconded. Darrell Rogers accepted the request to fill the position of President for the interim period. The motion was approved by a unanimous vote of the Board Members present. Additional motions were made and seconded as follows: Colleen McKeever was nominated to fill the position of Interim Vice President and Travis Pace was nominated to join as a new Board member. Darrell is to speak with Travis Pace regarding his nomination. Both motions were approved by unanimous vote of the Board members present (pending acceptance by Travis Pace). The 2022 Exotic Island Homeowners Association Board of Directors shall henceforth and until the 2022 EIHOA Board Election be comprised as follows:

Darrell Rogers, Interim President

Colleen McKeever, Interim Vice-President

Caryn Arnim, Treasurer

Jay Hughey, Secretary

Travis Pace, Interim Board Member (Pending Acceptance)

**VII. Adjournment:** A motion to adjourn was seconded. Meeting adjourned at 6:50 pm.

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Jay Hughey, Secretary, EIHOA Board of Directors  
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\_\_\_\_\_. Submitted 4/1/2022  
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 Date