

Minutes
EXOTIC ISLE 2024 Annual Meeting
November 24, 2024 – 1:00pm

Called to order.

Welcomed Eddie Wright.

The previous minutes were not approved. There was something that needed changing.

The First Amendment to Amended and Restated Declaration of Conditions, Covenants, and Restrictions for Exotic Isle was voted on and approved by unanimous vote.

A complete treasurer's report was not provided due to the meeting's atmosphere, but Caryn sent it out afterward.

During the conversation about non-paying members, Jay shared his situation regarding Matagorda ISD taking over his lot (the former Groth property), and he expressed his intention to settle his and Travis Hughey's outstanding dues.

There was a discussion regarding the repairs of the barge landing on the island side. Unfortunately, repairs have been postponed because of adverse weather and river conditions. Each time Trey attempts to arrange a schedule, he is unable to access the island side. He then shifts his focus to other projects. Scheduling has proven to be quite challenging given the coastal conditions we have experienced the past year.

James pointed out that the tram cannot be insured, which means we are not considering repairs at this moment due to liability concerns. Minor repairs will not render the structure safe, and as a result, the structure and tram car used for transporting people across the river will not be insured. The tram will remain closed until further notice. The members are open to any suggestions. *I believe Darrell mentioned he will not participate in any repairs due to liability issues. Caryn and James concurred.*

Caryn mentioned that she had contacted the attorneys managing the sale for Matagorda ISD and learned that a land company had acquired the property. Sam added his insights on the matter and he and Skip Porter discussed the sale and the fact that EIHOA would never see any money from it.

Sam requested that we conduct the election out of the usual order of the agenda, and James consented.

Sam made a motion that the number of board members be reduced from 7 to 3. There was then a vote and motion passed reducing the number of board members to 3.

Nominations were made for the new board. Duncan McKeever, Mike Zabransky, Greg Baxter, Michelle Rogers, Travis Pace, and James Shelton were all nominated. Duncan stated he could not act as a board member if there was an active lawsuit against the HOA and Sam agreed he would immediately drop his lawsuit. It was also noted that Sam would pay his overdue dues.

Voting took place. James and Travis tallied the votes. Before the new board members were announced, Travis questioned whether the board had the authority to vote the HOA owned lots. There was discussion as to whether the decision made at the previous annual meeting whereby the board was precluded from voting the HOA-owned lots still stood. The members decided to vote again whether the board should vote HOA-owned lots and the majority voted against the board voting HOA-owned lots. At that point Travis announced the new board members were McKeever, Zabransky, and Baxter.

Sam confronted Eddie Wright, claiming he had not voted correctly. Michelle overheard this and voiced her concern about him trying to influence another homeowner. Sam became quite aggressive with Michelle, prompting James to intervene and ask him to refrain from speaking to her in that manner.

At this point, the meeting had become quite chaotic and was adjourned.

There was nothing discussed about the lawsuits, which should have been.