

MEETING MINUTES

EXOTIC ISLE 2025 Annual HOA Meeting

Date – 1:00pm, November 23, 2025

Location – 848 Exotic Isle Dr, Bay City TX 77414

Call to Order: The meeting was called to order by M Zabransky at 1:12 pm. In attendance were board members Mike Zabransky (President), Greg Baxter (VP and Secretary), and Duncan McKeever (Treasurer). Also in attendance were EIHOA members Caryn Arnim, Bob Pitts, Biddie Porter, Skip Porter, Colleen McKeever, Darrell Rogers, James Shelton, and Eddie Wright.

Approval of 2024 Annual Meeting Minutes: M Zabransky made a motion to approve the 2024 Annual Meeting Minutes. The motion passed unanimously and the Minutes were approved.

Approval of Second Amendment to CCR's: D McKeever made a motion to approve the second amendment to the Amended and Restated Declaration of Conditions, Covenants, and Restrictions for Exotic Isle. B Porter asked the board to restate the amendment. D McKeever stated that the current CCRs had contradictory language regarding annual assessments based on "homesites" when the rest of the CCR's, Articles of Incorporation, and Bylaws all state assessments are based on a "per lot" basis. This amendment removes the contradictory "homesite" language and also codifies that HOA-owned lots shall not be voted in any matter brought to Members for a vote. At each of the last two annual HOA meetings, Members have voted "No" to HOA-owned lots being voted. This amendment makes that more permanent by making the restriction part of the CCR's.

S Porter made a motion to approve the amendment. The motion passed unanimously and the amendment was approved.

C Arnim asked for an update on the Ythron-owned lots on the island.

D McKeever stated that a realtor and one of the owners both contacted him for HOA information. The owner wasn't aware of the past due assessments, and they wanted to sell the lots. The owner's email address is part of a real estate investment group.

D Rogers saw the owner on the island one day with several people looking at the lots and the rest of the island. C Arnim asked if the board had filed a lien against Ythron and the board answered yes.

Treasurer Report: D McKeever gave the treasurer's report. The island is currently cash flow positive from November through March, due to less mowing and having just one caretaker. The summer months cost more but are still breakeven.

There are still uncollected assessments, and more owners are not paying monthly dues than any other time over the past 5 years. Usually there are 1-2 members not paying assessments for whatever reason but currently there are 4 members not paying which strains cash flow.

C Arnim asked for an update on Joseph Huerta home. D McKeever read an email from Huerta that asked for the island's address for his attorney. He may be suing the island over something but the board has no idea what that is.

C Arnim said that the door to Huerta's house is wide open and has attracted animals living inside. She said the past board has tried to get the property condemned, with no success. S Porter, C Arnim, and B Porter gave the history of Huerta's property.

Selkirk Pier Assessment: D McKeever gave an update on the Selkirk pier. The permits go through the Army Corps of Engineers and were delayed due to the government shutdown. The start date is now December or January. The back cut pier has been repaired and redecked. The Board has a verbal contract to purchase a pontoon boat.

D Rogers asked about the old pontoon boat and trailer on Selkirk that was gifted to the island over a year ago. D McKeever replied that after speaking with Buscha Boats, it will cost more to refurbish than buying a good new/used one and we should sell the old one for scrap.

B Pitts asked who owned the land in front of the back cut pier. He was told the HOA owns the land and he can park there to access that pier.

Tram Update: G Baxter discussed how the Tram is now operational in manual mode. It is not communicating with a relay switch. The relay switch bracket broke off when the tram crashed into the west tower. Additional work and repairs to the tram were put on hold when the island's cash got tight.

Barge Leak Update: G Baxter discussed the current state of the barge leak that has still not been located but seems to be getting worse. One option is to take it to Palacios to be lifted out of the water and repaired. However, if the barge is gone and STP is muddy there is no way on or off the island. C Arnim said she knows someone that does inspections for the barge that may have someone that can fix the leak without pulling the barge out of water.

Boat Stall Ground Lease: The board discussed the benefits of a boat stall ground lease for Members. The lease is in its final stage of revision and will be released to Members soon. Some members also discussed building additional boat stalls.

Island Water Tank's Rusty Pipe Update: M Zabransky told the members that the pipe with the chlorine sleeve has rusted and needs replaced. For now it has been scraped and painted but there are areas that cannot be scraped and if they fail we will have a big problem. Aqua plumbing has quoted \$3,200 to replace the pipe with Sch 80 PVC. The board would like to get additional quotes and the repair needs to be planned in advance since the island will be without water for 5-7 days.

Per Lot Assessment Fee: D McKeever stated this topic was covered earlier in the CCR Assessment discussion.

Board Nominations and Elections:

C Arnim nominated Darrell Rogers, James Shelton, and Travis Pace to be board members. B Porter nominated Greg Baxter and Mike Zabransky to the board. M Zabransky nominated Lee Jeane to the board.

The members voted and a new board was elected consisting of Mike Zabransky, Greg Baxter, and Lee Jeane

Adjourn: The meeting was adjourned at 3:30pm.