

Exotic Isle Homeowners Association

Board Meeting Minutes (06/17/2025)

Quick recap

The board meeting covered financial updates, equipment needs, and property issues. Discussions included plans for infrastructure improvements, potential borrowing, and the appointment of an assistant treasurer to help manage finances. The board also addressed administrative matters, delinquent assessments, and property ownership concerns, while exploring solutions for transportation access and community development and modification guidelines.

Topic Summaries

Minute Approval, Financial Planning, and Infrastructure Updates

The board approved the February 2025 meeting minutes. The board meeting focused on financial updates, with Duncan reporting a low cash position due to recent expenses including a \$25,000 barge landing assessment and \$14,000 in insurance renewals. Greg proposed creating a comprehensive financial package to support infrastructure improvements and potential borrowing, requesting assistance from Melanie Abrams to compile historical financial data for presentation to SBA experts and HOA lenders. The board discussed the new Gravely mower, which was recently added to the balance sheet at a cost of approximately \$9,000.

Autonomous Mowers for Island Maintenance and Water Well Repair

The group discussed the potential use of autonomous 0-turn mowers to reduce labor costs for maintaining common areas on the island, with Greg proposing to research and provide cost estimates for these machines. They also addressed the need to repair water well piping and replace the aging tractor due to deferred maintenance. Duncan suggested a combination of autonomous and manual mowing solutions, while the group agreed to further explore the feasibility and cost of implementing autonomous mowers.

Island Equipment Storage Solutions

Board members discussed the need for gas and diesel storage tanks on the island, with Greg suggesting a low-boy trailer solution that would cost around \$2,500. They agreed that preventive maintenance would be better than crisis maintenance, citing a recent \$700 repair for a tractor tire as an example. While both supported the idea of a work truck and

trailer, they acknowledged financial constraints, estimating total costs could reach \$30,000 for essential equipment.

Island Improvement Financial Planning

The group discussed financial planning for island improvements, with Greg and Duncan exploring options to refinance or secure traditional loans ranging from \$60,000 to \$80,000, based on the island's projected \$3,000-\$4,000 monthly cash flow. They noted that while a new SBA loan could not be obtained until at least 2 years after current SBA loan is paid off, traditional loans might be more suitable. The discussion concluded with plans to prioritize and bundle improvement projects, though not all desired items could be funded immediately.

Shed Offer, Dock Plans, and New Assistant Treasurer

Melanie offered to provide a shed as temporary accommodation for a caretaker on the island, pending compensation and legal protection. The board unanimously appointed Melanie Abrams as assistant treasurer. Greg presented plans for a new dock design at Selkirk Island, estimated to cost \$15,000-18,000, which would incorporate an existing barge landing and include space for a concrete boat ramp.

HOA Storage Rights and Exotic Isle Access

The group discussed the need to formalize storage unit rights through ground lease agreements between homeowners and the HOA, with Greg offering to draft such documents. They also emphasized the importance of enhancing Exotic Isle access through Selkirk, particularly through improved dock facilities, with Greg confirming his support for this project and agreeing to provide updated cost estimates.

Community Development and Modification Guidelines Discussion

Duncan, Greg and Mike discussed the draft of community development modification guidelines, which Duncan sent to the board for review last week. They discussed the possibility of replatting the island to address issues with lot ownership and voting rights, though Duncan noted previous concerns about the cost of surveys. The group agreed that guidelines are necessary to ensure consistency in architectural approvals, with Duncan emphasizing that the board could modify them as needed in the future. They decided to table further discussion on replatting and focus on finalizing the draft of community development guidelines to establish an Architectural Review Committee.

Tracking Caretaker Hours and Hughey House

The meeting focused on administrative and logistical matters, including the need for approval on certain house-related changes and the tracking of hours for the caretaker. Bob Pitts agreed to monitor David's hours as he has done previously. There was a discussion about Travis living in Jay's house, with concerns raised about his situation and the need for assistance in leaving the island. Greg mentioned plans to have Alvaro and the crew help with cleaning out Jay's house in the coming weeks.

HOA Delinquent Assessment Legal Action

The board discussed a delinquent assessment situation involving a member, who owes approximately \$12,500 on combined properties. Duncan proposed starting the lien process, which requires multiple certified mail notifications over 90-120 days according to Texas HOA law. Mike suggested discussing options with the property owner, to either pay the debt or establish a payment plan, while emphasizing the need to protect the association's interests. The board agreed that filing a lien was the appropriate legal action to ensure the association's protection when the property is sold.

Property Acquisition and Lien Investigation

Melanie discussed a condemned house adjacent to her property, which she offered to buy two years ago but the owner stopped responding. Greg suggested reaching out to the Texas Land Commission, while Duncan agreed to verify the lien status and check on previous board actions.

Pool Leak Detection and Repair

Melanie raised concerns about a significant leak in the pool, causing it to lose 2 inches of water daily, which has led to algae growth and rendered the pool unswimmable. Greg confirmed the leak's severity, and Melanie plans to have a leak detection company inspect the system between the water well and the pool next week. Duncan explained that the auto-fill system might have masked the leak for some time, and he suggested that the leak is likely in the ground or return pipes. Melanie expressed her desire to resolve the issue and restore the pool's functionality, while Greg and Duncan offered to assist with the diagnosis and repair process.

The Board Meeting was adjourned

Next steps

- Greg: Research and send cost estimates and links for autonomous mowers to Duncan and Mike

- Greg: Contact the Texas Land Commission regarding the process for dealing with condemned house on island
- Duncan: Start the lien notification process via certified mail to 2 members for past due assessments
- Greg: Draft a ground lease agreement template for boat storage units
- Greg: Send preliminary architectural designs for additional boat storage facilities to Duncan and Mike
- Greg: Review and provide comments on the community development modification guidelines
- Mike: Review and provide feedback on the community development modification guidelines after Greg's comments
- Melanie: Work with Greg to prepare a financial package for potential bank loans, including historical performance and future needs
- Duncan: Set up Quickbooks access for Melanie as the new assistant treasurer
- Board: Follow up with Missy regarding Travis's situation and assistance needed to clear out Jay's house
- Greg: Send updated cost estimates for the Selkirk dock project to Duncan
- Melanie: Coordinate with leak detection company to investigate pool leak between water well and pool
- Duncan: Verify existing lien status on Horta's property
- Duncan: Contact previous board members regarding history of actions taken on Horta's property