

Exotic Isle Homeowners Association

Board Meeting Minutes (09/09/2025)

Board Members Present: Mike Zabransky (President), Greg Baxter (VP / Secretary), and Duncan McKeever (Treasurer)

Quick recap

The September 9th Special Exotic Aisle Board Meeting covered financial updates, including the treasurer's report and discussions about assessment rates and banking relationships. The board addressed various maintenance issues across the property, including pier repairs, water systems, and equipment needs. The conversation ended with discussions on HOA-owned lots and emergency response capabilities.

Summary

Special Exotic Aisle Board Meeting

The September 9th Special Exotic Aisle Board Meeting was called to order by Duncan, who requested approval of the previous Board meeting minutes from June 17th. The minutes were approved by the board members present.

Treasurer's Report and Project Updates

Duncan presented the treasurer's report, noting that August has not been reconciled yet and the financial statements are through July. He mentioned that net operating income has been positive for the last two months due to taking over lawn maintenance, and cash remains low, with plans to discuss growth strategies in the executive session. Duncan also discussed the Selkirk pier assessment, stating that invoicing has been sent out to Members, and a down payment of \$8,000 was made to the contractor, Machacek Marine, who is targeting an early November start date. Duncan mentioned needing to discuss permitting documents with Mike, as some required documents may not be available.

2026 Assessment Plan Discussion

The board discussed the annual assessment process, agreeing to follow the deed restrictions and assess by lot for 2026, rather than the current home-site basis. Duncan explained that the per-lot assessment would need to be around \$250 to maintain current income levels, with different scenarios presented for various lot combinations. The board decided to circulate these numbers and make an announcement to the island prior to the November meeting, where the final assessment amount will be set. Greg suggested

considering a slightly higher assessment to improve cash flow, and Duncan agreed to run the numbers and send them to the board for review.

Maintenance and Repairs

The Board discussed several maintenance issues. Greg will repair the loose board on the Selkirk Barge landing, likely with help from Chris and David. The group addressed a small leak in the barge, which they are monitoring but have not yet identified the source. The Board is hesitant to take the barge all the way to Palacios for repair until the leak is identified. Greg is coordinating with well contractors to assess and repair the water well system, including all three pipes. The team also discussed an upcoming motor oil change for the barge, with Greg confirming that Alvaro will perform the task with assistance from David and others.

Banking

Duncan and Greg discussed the renewal of the line of credit with Prosperity Bank, which was ultimately renewed for \$10,000. But, it had previously been \$50,000. Prosperity Bank stated the decline was due to late payments in 2024 on the barge motor loan and overall poor financial performance by EIHOA over the last 2-3 years. Greg mentioned exploring a new banking relationship with 3rd Coast Bank, leveraging his existing connection to secure a larger line of credit.

Tram System

The Board addressed issues with the tram system, which is currently running manually due to communication problems between the Selkirk Landing and the island landing. Mike suggested checking for broken wires in the messenger cable as a potential solution. The Board discussed the tram infrastructure. They agreed to discuss financing options for repairing the tram, with Greg suggesting a phased approach over 2-3 years, focusing first on getting the tram operational and then addressing tower repairs.

Autonomous Mower Discussion

The board discussed the possibility of purchasing an autonomous mower, with Greg indicating that options exist but financing needs to be confirmed. Duncan suggested prioritizing repairs to existing equipment over new purchases, but proposed revisiting the topic during the next mowing season when excess cash becomes available.

HOA Lot Sales and Emergency Response Time

The board discussed the need to sell some HOA-owned lots to pay off the SBA note, but agreed that reliable transportation is required before any sales can occur. Before going to

the Executive Session, the board asked if any Members had any questions or comments. Bob Pitts raised concerns about emergency response times on the island, highlighting the challenges of accessing medical help. This was magnified recently when an ambulance was called for a member and the ambulance drove past the Selkirk parking lot several times before finally finding the barge landing. The board agreed to address and highlight these emergency response issues at the annual meeting.

*****Executive Session*****

The Board Meeting was adjourned

Next steps

- Board: Finalize the 2026 per lot assessment amount
- Duncan: Run the numbers for 2026 per lot assessment at \$250 and \$260 per lot and circulate to the board
- Board: Make an announcement to the island regarding assessments by lot prior to the November meeting
- Board: Determine the date for the annual meeting in November
- Duncan: Send out notice for the annual meeting in November
- Mike/Duncan: Discuss permitting documents needed for the Selkirk pier
- Mike: Provide necessary permitting documents for the Selkirk pier
- Chris: Repair the loose board on the north side of Selkirk Barge landing
- Duncan: Talk to Chris about getting a lag bolt to fix the board on the Selkirk Barge landing
- Greg: Meet with Roberts well and Breem well from Lake Jackson to assess the water well system
- Greg: Have Alvaro change the oil and filters on the barge motor with the oil change kit
- Greg: Meet with 3rd Coast Bank to establish a new banking relationship for a larger line of credit