

Exotic Isle Homeowners Association

Board of Directors

Meeting Minutes

Saturday, March 14, 2026 570 Exotic Isle, Bay City, TX 77414

Directors Present:

Mike Zabransky, President

Robert Pitts, Vice President

Greg Baxter,, Treasurer & Secretary

I.

Call to Order: at 1:39pm by Mike Zabransky.

II.

Quorum: Board Members present, 3/3 Directors represented. Also in attendance Chris Baxter, Assistant to Greg Baxter and Joseph Pitts, Assistant to Robert Pitts

III.

Joseph Pitts Assistant Appointment: Robert Pitts made a motion to appoint Joseph Pitts as his Assistant to help with IT, AI and possible other duties to assist the Board of Directors as needed. The motion passed unanimously and the appointment was approved.

IV.

Caryn Arnim's Email Requesting Board Assistancess: Discussion regarding the email Caryn Arnim sent on March 3, 2026 (5:52PM) to the EIHOA Board of Directors requesting board assistance for the following Items:

- Request the BOD distribute the last BOD meeting minutes and making the minutes available through the EI website.
- Status of the architectural committee and the guidelines. Caryn stated homes on island need attention and Huerta house is a liability with doors open.
- Passed on tasks from the previous board - repairing fence pickets on the Selkirk side, replacing the three small ramps on the large ramp on the barge, water well house repairs, and painting all outbuildings (both island and Selkirk). Caryn stated after a year only a few buildings were painted and the well house repaired while other tasks remain unaddressed.
- Caryn stated the island should reflect the income the board is receiving.
- Caryn stated the island and Selkirk side are in need of a thorough "spring

cleaning". Trees require trimming, branches cleared on Selkirk side, weed eating and blowing, fences need mending, brush needs to be removed from behind the boat stalls, the barge requires repairs (it has a significant leak and needs an inspection), a new EI sign needed, mailbox locks on community mailbox need replacing, ground around the barge landing on island side needs leveling, road material should be brought in for the low areas on the island road, and lawn maintenance is necessary. Additionally, items have been disappearing from the barn, suggested to install a locked tool cage. Each maintenance mow and weed eating should not take two weeks to complete and suggested the caretaker cannot do the job by himself and the BOD should consider getting him a helper.

- Status of the boards leading to the sculpture in the pond stating they have been there awhile and look unsightly.

Robert Pitts responded to Caryn Arnim's email on Tuesday, March 3, 2026 at 8:47pm acknowledging her constructive and informative letter to board and highlighted her concerns and presented them to the BOD at this meeting.

The board discussed the above concerns and will address them asap with the current caretaker David Ryman. Robert Pitts will also work with the caretaker to fix the pool depth numbers and the emergency phone inside the pool area. Additional island concerns Discussed possible fixes to the barge and would consult Darryl Rogers to see if his welder could possibly repair the barge. In addition, the BOD is currently looking for additional help for the island.

V. Discussion of Possible Newsletter for Island Updates: Robert Pitts motioned for the BOD to periodically produce a news letter, to help communicate important island updates. G Baxter noted additional work required to produce a newsletter, however recommendation of a newsletter 1-2 times per year. This will be voted on at the next BOD meeting.

VI. Update on Machacek Marine for Selkirk Docks: Chris Baxter informed the board that Darrell Machacek was given an \$8000 deposit in October 2025 to secure his services and to purchase the initial material. Anticipated that Machacek will begin construction on the pier week of March 16, 2026. Suggestion was made to place all dredged silt on the north end of the property.

VII. Banking Updates: The Prosperity Bank account will be left in place for a transition period until the Third Coast Bank is receiving all HOA payments. Third Coast would like to collateralize the new line of credit with property owned by the HOA. The new line of credit is anticipated to be a minimum of \$20,000 to \$50,000 for anticipated repairs at the island. BOD members will receive debit cards. A new economical solution to pay the Caretaker David Ryman from Third Coast Bank needs to be instituted and HOA Zelle payments to Third Coast Bank also needs to be set up. Robert & Joseph Pitts will work on setting up both items at Third Coast Bank. Additionally, current BOD members can not access Prosperity Bank accounts via online. Robert Pitts will work with Prosperity

Bank to gain access for current BOD members. Chris Baxter is working with Duncan McKeever, 2025 Treasurer on current HOA payments received, transitioning financials to the new board and logging into Quickbooks.

VIII. Well Water Testing & Monthly Maintenance. Evan Fitzpatrick from EDK Services presently obtains water samples and sends samples to the lab (B3 Labs additional \$50) for testing on a monthly basis for \$400.00. What services are provided by EDK Services for the \$400 dollar monthly charge as we additionally pay the labs for the testing sample by B3 labs and ELI (Envirodyne Laboratories, Inc.) The suggestion was made to revise well water testing to 2 times per year to save costs. Testing information can be obtained at the Matagorda County Health Department at 2200 7th Street Bay City. The company we buy chemicals for the well water tank is Harcros. The well water tank size is 10,000 gallons. BOD consensus regarding well water testing performed 2 times per year as regular maintenance and performed additionally if unusual or emergency conditions occur. Robert Pitts will consult with EDK Services to see what services are being provided currently and gather additional information regarding any other possible vendors.

IX. Additional Discussions on Selkirk Dock and Ponton Boat Landing: Question raised regarding any permit for Dock on Selkirk side. The TGLO told Mike Zabransky there was a document that he had they wanted him to file at the court house as a memorandum of the original one that they didn't want him to file. He had it notarized and sent it back to the TGLO and they signed off on it. When the TGLO sent it back to file the memorandum, he took it to the court house recorder and they wouldn't file it because it was a copy. The lady in La Port got us a waiver that it would be ok. Darrel Machacek is believed to have the permit from The Army Corp of Engineers. The initial \$8000 deposit was for materials and permitting etc. Another \$8000 payment is due for his mobilization and starting the work. Chris Baxter will leave Prosperity Bank checks prior to her leaving to pay the second deposit to Machacek. Repurposing Alvaro's landing to improve the Selkirk barge landing and the pontoon boat landing with walkways was discussed. Machacek will be asked to pull Alvaro's landing.

X. Vendor Payments, Insurance, Loans & Misc Tasks: Vendors paid via credit card: AE: Texas/electric contract expires 10/13/2026. We pay \$0.055/KKH; A recommendation was made to contact an electricity broker to find the best company to purchase electricity. Insurance: Renews in May & August 2026. Presently using Marsh McClellan/Isaac Ferguston. Renewals: DNO April 20, 2026, General Liability April 26, 2026; Inland Marine renewal May 10, 2026.

Confirm payments made by credit card: Trash, Selkirk water, SBA, Intuit and Texas Wind Insurance (confirm if this paid directly out of our bank account).

Loans: Currently EI has a loan with Prosperity Bank for the barge motor loan. Confirm the interest and principal are noted correctly in Quickbooks accounts.

A loan for the Gravely zero turn mower is presently being paid by Greg Baxter and

should be converted to a payment made by the HOA and Baxter should be noted as being owed for all previous mower payments made by Baxter and/or Baxter Construction.

SBA Loan: It was requested that a description of the scope of services be sent to the board members for review.

Recommended maintenance on the Gravely zero turn mower needs to be completed. The board will check with the caretaker to perform annual maintenance.

Post prior 2024-2025 BOD meeting minutes and Annual Meeting Minutes to the EI website.

Suggestion made by G Baxter to hire A Quarterly Accountant/Bookkeeper: An external professional who reconciles accounts, checks for accuracy, and ensures financial statements (like P&L and Balance Sheets) are correct for tax purposes. G Baxter will look for someone to hire and report to the BOD at the next meeting to be voted upon.

Suggestion made to install cameras at the maintenance shed to help prevent theft and the Island barge landing. Joseph Pitts will look into camera options like 4G/LTE vs Internet and report proposals.

Suggestion made to build a tool cage in the maintenance shed to lock up island tools to prevent theft.

XI. Next Board of Directors Meeting: Discussed the next BOD meeting will be determined at a later date when enough information has been gathered on current task, suggested possibly in June or July 2026 via Zoom or Google Meet. Proper notice will be sent to all BOD members when a date is determined.

XII. Adjournment: Mike Zabransky motioned to adjourn. Robert Pitts seconded. Meeting adjourned at 3:56pm.

Submitted 5/14/2026 by,
Greg Baxter EIHOA Treasurer/Secretary
