

JBMI BOARD MEETING MINUTES

August 17, 2021 6:30 P.M.

CONDUCTED VIA ZOOM

Leadership Members Present:

Connie Johnson, Randy Roy, Trisha Stackhouse, Sarah Ross, Jennifer Taylor, Sharon Cochran, Joe Nelson and Doug Wells

Insurance Presentation:

John Stotts – Explained that our land rates are projected to go down by about 8.3% on our renewal. The earthquake liability is projecting to increase by about 7%. Our pollution coverages and marine liabilities are flat so our over all increase is about 4.5%. The management liability rate is not in yet. He should have the quotes fairly soon as we do not renew until October 1st.

Connie Johnson – Any questions from the board

Sarah Ross – Her insurance give her a packet every year showing where she was and where she is at. She hasn't seen anything on paper.

Connie Johnson – Sarah, I sent out the changes and rates for coverage for each area in a package for the board.

Sarah Ross – I want to see a power point and a narrative to justify changes.

Connie Johnson – We will do this next month. Thank you Sarah.

Doug Wells - Wants to see year over year

Connie Johnson – Spread sheet is from 2015 on and you have to follow the tabs along the bottom

Doug Wells – Awesome. I have what I'm looking for.

John Stotts – You will get another spread sheet when all numbers are in.

Connie Johnson – Thank you for coming John and we will have you back next month.

Adopt Minutes:

Connie Johnson – Motion to adopt July 20th board meeting minutes

Sarah Ross – Seconds the motion

All boards members said I – July 20th board meeting minutes passed

Connie Johnson – Motion to adopt August 3rd working board meeting minutes

Jennifer Taylor – Seconds the motion

All board members said I – August 3rd working board meeting minutes passed

Board Members Comments –

Doug Wells – Wants to be able to add things to the agenda for new business. He asked for three items to be added. One was added. He asked that things get put on when requested for discussion even if ideas are not popular and at least discussed.

Sarah Ross – Roberts Rule states as a board of director you can make a motion

Connie Johnson – The tow items will be on Septembers agenda.

President's Comments –

Connie Johnson – Apologized for the struggle of starting the meeting. Please be respectful of eachother.

Moorage Report –

See attached. No questions.

Treasurer Report –

Trisha Stackhouse – The P & L and Balance report we have is for May. The Bookkeeping Company is behind.

Total balance of accounts is 1.228 million. That's a combination of checking, savings and reserve with 995 thousand in reserves.

We were just under \$78,000 in accounts receivables and all expenses fairly in line with budget. One area we see higher spending is in security. YTD through May we are just under \$54,000 in security costs.

Connie Johnson – We will table the approving of 2 quarter financial report until September board meeting.

Trisha Stackhouse – Expects bookkeeper to have June final by then. It takes 6 weeks from the end of the month to get the statements completed. Third quarter report wont be available until early November.

Committee Report –

Jan Zweerts (Row Captain) – He is starting early on the honey pot testing by request of office.

Rich Sorem (ARC) – See report

Alex Alexander (HMC) – See report

Security Committee –

Jennifer Taylor – The Lights on carports are up. Waiting for fencing estimate for East gate. Hoping to vote on Amerok installation. It is not a capital improvement but a service contract.

Randy Roy – Recommends that the board votes on it and then send it out to the membership to vote. We do not need 75% approval. That is on for Bylaws.

Sharon Cochran – Will this come from money on hand or will it increase the slip fees.

Jennifer Taylor – It is recommended to move the office and sale existing office to cover costs. An increase in rates has not been discussed. If we end up needing them increased, it would be by \$21

Jennifer Taylor – Motion to put fence out to vote to the members.

Connie Johnson – Seconds the motion

Sarah Ross – Please explain

Jennifer Taylor – This is just to put out a vote to the membership

Doug Wells – What is contract minimum

Jennifer Taylor – 3 years

Doug Wells – Can fence be put on outside of fence. We need more discussion

Jennifer Taylor – They have provided names of places for us to try it first

Randy Roy – Fence needs to be inside

Sharon Cochran – We need a written proposal

Connie Johnson – Motion to put out a vote to the membership

Jennifer Taylor – Seconds the motion

Board – 3 nays and 3 yes

Connie Johnson – Tied

Jennifer Taylor – Amended the motion that it should come from off budget item and less transferred to reserve.

Doug Wells – Seconds the motion

Board Members – All yes – Motion passed

A Row Project –

Connie Johnson – Still working with Jessie Fox. It will not be until September or October to take off end cement piece.

Doug Wells – We need to have floatation person look into twist of end of M row.

Harassment Policy –

Sharon Cochran – Sent out revised version to everyone. Recommendation is to send revised version to attorney.

Connie Johnson – Will move to next month meeting in September since not all board members have read it.

Sarah Ross – Motioned to send to attorney for review.

Jennifer Taylor - Could not support motion to send to attorney until all board members have had a chance to review.

Sarah Ross – So my motion has been denied

Connie Johnson – It will be moved to September board meeting when all board members have had a chance to review it.

Legal Committee –

Jennifer Taylor – They have been waiting on the HUD case results and the attorney has been reviewing our garbage contract. Will review attorneys response and will talk with Diana regarding direction.

Connie Johnson – HUD complaint investigation was completed last week and is moving into the next process. Jennifer has anything come back regarding slip boundaries

Jennifer Taylor – Does not have all documents and scans yet but will check with Diana when she returns from vacation.

Connie Johnson – Water department sent us two binders regarding the project. Will review them and get back to the legal committee on this.

Neighborhood Watch Group –

Joe Nelson – We have had good success with the neighborhood watch. 35 people signed up but we have only handed out 1 dozen vests. Having walking has worked great. Have had only a couple of incidents identified and was able to share on Zello. The feedback from people is we all need to be more respectful and encourage with positive responses. If you are disrespectful it gives the impression you don't belong

No Wake Buoys and Signs -

Sarah Ross – Recommends 10 Buoys and no metal signs. The metal signs are too small. We would need 10 buoys and the cost would be about \$5,000.

Connie Johnson – Thank you Sarah. We will get back to that in Septembers meeting.

Finance Committee for 2022 Budget –

Trisha Stackhouse recommends 3 for the committee

Connie Johnson – Will put out an email to find members. Jennifer Taylor volunteers. Trisha Stackhouse recommends a mix of the board and members.

New Business –

Connie Johnson – Regrets the resignation of Randy Hauth on August 3rd. This position will not be filled until election. Motion to not fill until election.

Jennifer Taylor – Seconds the motion

Board discussion – Doug Wells clarifying the secretary position opening and Randy Hauth's opening. Are we off cycle.

Connie Johnson – Yes. We have been off cycle since 2020.

Board members – All yes. Motion passes

Complaint Committee –

Committee members resigned and an email was sent out to see who is interested. Until the committee is formed again the complaints will go from Manager to the Board.

Comments from Members –

Richard Slackman – We need to change the name of the fence idea from electric fence to security fence so it doesn't sound so dangerous. Children should be supervised.

Marshall Potts – wants more communication to members regarding security and accessibility. Why do the same thing expecting a different result.

Amanda Nicusor – We have a majority of board members that are appointed and not elected. Wants board transparency and to engage membership. Expenses should be available to review. Doesn't oppose the fence idea as long as we don't increase the slip fees. Neighborhood Watch should not be stop and question. Sad to see Randy go.

Joy Hoffacker – Having been a former board member and attends the meetings is frustrated with comments that have been made. The President can vote and it's in the Bylaws. If membership want transparency come to a meeting.

Connie Johnson – Board will go into executive session

Marshall Potts – wants clarity on the HUD case

Connie Johnson – HUD cases are always about discrimination.

Meeting adjourned 8:40 pm

Respectfully,

Diana Rider