

## Isle of Pines Meeting Notes February 4, 2025

Start Time 7:07pm

Board members in attendance: Rick Smallish, Al Eastburn also known as Alfred H Eastburn Jr, Evelyn Christine Brown also know as Chrissy Brown, Sarah Miller, Rachel Lafferty/Gilbert, Dave McAlevy, Mike Preston, Nicole Bazinet also known as Nickie B, Suzanne Arnold, Barbara Darsey, Billy Akos, Daniel Hart, Jason Hilley, Domonique Lombardo, Justin Mack, Ryan Priemer, Nikki Rock

Guests: Keb Bazinet, Michele Barrett- Andrews, Justin Andrews, Rick Boyd, Terry Akins, Robin McAdams, Jesse Dance, Mike Land, Fred Blankenbicker, Racheal Gilbert

Motion to Start: At 7:07pm

### **Discussion:**

Justin Mack resigned as treasurer after 3 years and relinquished his board seat. He will help with the transition of the new treasurer and create a spreadsheet.

Suzanne mentioned she and Terry Aiken went through old bylaws. They confirmed alternates can vote when regular board members are absent. Terry made multiple motions which were not permitted without being a board member. Terry was asked to join the board. She declined.

Sarah Miller, Racheal Gilbert and Justin Andrews would like to join the board. Suzanne offered to step off the board and give someone new an opportunity to serve on the board.

Suzanne motioned to allow Sarah as an alternate, and elected Justin B and Racheal to the board. Mike 2<sup>nd</sup> with all in favor.

Suzanne motioned for Travis to be an alternate. Nickie 2<sup>nd</sup> with all in favor.

Board established.

Rick Smallish opened the floor to everyone offering to step down and let someone else be president. Terry, Robin and Connie waived over to Chrissy to be president. Chrissy declined. No one volunteered to be president. Rick offered to be the president again. Suzanne motioned to approve Rick as the 2025 President, Jason Hilley 2<sup>nd</sup> with all in favor.

Chrissy said she would be Vice President if Al wanted to step down since he's mentioned in the past this was his last year as VP. Al said he would like to step down. Rick S. motioned for Chrissy to be Vice President, Domonique 2<sup>nd</sup> with all in favor.

Justin, treasurer, discussed Google Drive, reports, 169 members, details reflected on the January treasurer's report and the audit called by Terry A, Rick Boyd, and Robin M. Crosstalk about the audit at Terry's house was positive.

Mike Land wants the treasurer's report available online and available to all member without request as stated on Google as "Best Practices." Mike confirmed he never asked for a copy of a report and was refused. Chrissy added everyone asking for a report should receive it, but there isn't a need to publish it online. All seemed to agree. Mike did not, but did not say why even after he was asked multiple times by Nickie for the notes and Jason H.

Racheal is open to being the 2025 treasurer. Justin volunteered to help her or anyone who volunteers in any way possible to get comfortable with the treasurer's responsibilities. Racheal, if it is not a good fit, she will resign, and we will need someone else to step up.

Nickie B motioned for Racheal to be elected treasurer, Nikki R 2<sup>nd</sup>.

Going forward, Chrissy volunteered to deliver keys to new members as the new treasurer settles in.

Edgar Rodriguez officially stepped down as IOPPOA secretary. Nickie B has been taking notes in his absence. Suzanne motioned to make Nickie B the IOPPOA secretary for 2025. Domonique 2<sup>nd</sup> with all in favor.

Mike P made a motion to accept the January treasurer's report, Jason H 2<sup>nd</sup> with all in favor. Everyone thanked Justin for his years of service on the board and treasurer.

Al made a motion to approve the January notes, Nikki R 2<sup>nd</sup> with all in favor.

The Bids for 2025:

- Website Maintenance – 2025 maintain the website in exchange for a membership. Nikki R motion to accept the bid, Jason H 2<sup>nd</sup> with all in favor.
- Newsletter Delivery – Bid \$70.00 for 6 Newsletters for the year. Nickie B motioned to accept the bid, Mike P 2<sup>nd</sup> with all in favor.
- Lawn Maintenance – Bid of \$250 per month which is an increase of \$500.00 from the 2024's bid. Mike P motioned to accept the bid, Nickie B 2<sup>nd</sup> with all in favor
- Bathroom cleaning – bathrooms will be cleaned the 1<sup>st</sup> and 15<sup>th</sup> and before and after IOP events. All specific details listed in the bid from Robin. Nikki motioned to accept the bid, 2<sup>nd</sup> by Domonique with all in favor. No competing bid.  
*Lots of talk about Friday night unapproved parties. The attendees leave a lot of trash including beer cans in the IOP trashcans and sometimes not in the garbage liner. They always leave trash behind. Lots of trash was left behind the night before the chili cookoff that volunteers had to clean up.*
- Newsletter Editor – 6 issues, \$100 per cycle. David motioned to accept the bid, 2<sup>nd</sup> by Domonique with all in favor.

**New business:**

- Start and end times of private parties and when residents can be in the park. The park closes at 9pm. Regular Park hours are from dawn to dusk. We need to review this in the future. We may need a new sign.
- Chrissy will create a FB post reminding everyone to take their trash with them before leaving the park. Domonique suggested we put something in the next newsletter. Nickie suggested “Kindly take your trash with you when visiting the park and for all private parties. There is no trash pick up at the park.”
- The pull-down screen for the pavilion is on hold until the March meeting
- Fans – whether to replace all or just the broken ones is on hold until March meeting
- Chrissy suggested if you get a membership for doing one thing at the park ~ isn’t ok. You donate the service, or you don’t for a singular act of service to the community.
- Post Covers are in process. It’s not as simple as screwing them in. Albert will cut and install all 37 post covers, \$200.00 for materials and \$50.00 for labor (please confirm totals with Rick or Chrissy). Chrissy will get screws Albert requested as a donation to the park. She will also oversee this project.
- Jason H mentioned concerns over the 2025 budget based on the funds available in the account with others also voicing concerns. Justin mentioned some residents take their time to renew. Justin M’s main concern is insurance. We need someone to step up and be the primary point of contact to shop insurance for the park.
- Budget Committee – Sarah, Justin, Rachael, Nikki R, Jesse Dance- they will discuss and create a budget due by March meeting. Nikki will coordinate and Jesse will host.
- Audit committee – Justin M, Al, Barbara and Mike P. Al will coordinate via email. Findings due by March meeting
- The drainage project is at least one year out, and the sidewalks of course will be after that per Suzanne’s recent conversation with Orange County. Domonique shared that the county has two purchase options by residents in IOP for drainage relief.

**Motion to Close Meeting at 8:30pm made by Domonique and seconded by Al with all in favor.**

Summary: A new 2025 board was elected. Committees were established for an audit and budgeting for 2025. Bids were received and awarded for the newsletter and park services. We’re looking for a volunteer to shop insurance for the community park.