

IOP Meeting – March 3, 2026

Call to Order – 7:10pm

Attendance:

Board members in attendance: Billy Akos, Justin Andrews, Nickie Bazinet, Dana Carmen, Al Eastburn, Rachel Gilbert, Dave McAlevy, Mike Preston, Rick Smallish

Alternate Board members: Suzanne Arnold, , Barbara Darc

Guests: Terry Gardener, Keb Bazinet Michelle Andrews

Minutes for January – 1st Rachel 2nd Mike - Motion Approved

Treasurer's Report - 1st Mike 2nd Dave – Motion Approved

Budget –

- Motion to except the 2026 budget 1st Nickie 2nd Suzanne with all in favor
- Motion to except the 2026 audit 1st Al and 2nd Dave with all in favor

There is a pile of debris on the lakeside and another near the shed. We need to check with Matt to see if he is aware.

Easter will be in the Newsletter.

Old Business –

New committee lead by Suzanne – working on fact checking “standing Rule” How it will impact the board process, if we can vote by text or email or if it must be in person. It doesn't change our written bylaws. We will need to decide how we can use standing rules overall to benefit the POA

North Beach – maintenance, usage options, or sell, we need to take care of the property. Cell Tower pays appx 8500.00 appx per month. Michelle will get Nickie B the info. Maybe create a walking trail. People are still parking near the entrance – might need a private property sign, maybe a letter to resident that IOPPOA is not liable for damages when they park over there. Nickie and Rick will work on the letter and send it certified mail annually.

- Dana motioned to put a Private Property sign at the entrance of the north beach – Nickie 2nd with all in favor except Mike opposed as it is not needed

New Business –

Lamont Trail – does the IOPPOA own this or is it an easement? Dave Singer wanted the easement revoked while Al was president. No one is sure what came of it. Al will look into it and Rick will help.

Suzanne spoke to Steve Cockran. A property agreement was signed, and it looks like it will go through April 1st. Camino is for sale.

Rachel – Corrections made on Sunbiz Justin is now listed as VP and Chrissy removed.

Bank of America – Chrissy, Justin, and Rachel will coordinate signing things over to the new board

The boards on the dock are still not repaired. Josh Harring may want to do it. Rick and Al will figure it out.

Rick will do the scope tomorrow. IOPPOA will get three estimates. There are three soft spots with the top boards at Chrissy's house. The support boards need to be replaced. Stringers need to be purchased, and the old boards hauled away. All bids need to be submitted by March 10th since this has been going on for a while.

Al will get a bid from Josh.

Terry will have his brother bid it

Meeting ended at 8:28pm