

COA 2024 Meeting Minutes

Caribe Owners Association, Inc annual meeting held at 28107 Perdido Beach Blvd D100 Orange Beach, AL 36561 at 1:00pm on March 16,2024.

Rick Legendre: Announcement to lead with prayer and pledge.

Smith D0801 (?): Prayer

Lester Boihem: Pledge

Rick Legendre: Opening statements. Congratulates on Best of Baldwin County; Thanks staff; Acknowledges new owners.

Amy Boyington: Introduction of Board Members; Rick Legendre, Larry Wireman, Daniel Craven (attorney: non-board member), John Evans, Lester Boihem, Judy Wireman (non-board member).

Rick Legendre: Read minutes from last year's meeting?

John Harmon (B0205): Makes a motion to not read the minutes.

Surcouf (B1005): second

Rick Legendre: Turns meeting over to Larry to begin the introduction of the board.

- At this point, each board member introduces themselves.

Rick Legendre: Introduces Daniel Craven; attorney for Craven and Perry representing the COA in the lawsuit.

Rick Legendre: Do we have a quorum? While waiting on count, do we have any new members running for the board. No new members so the 5 current will continue to serve. Motion to accept the minutes from last year?

Nettles (D0712): Motion to accept the minutes from last year.

Clark Lollar (B0608 & B1105): Seconds

All in favor: AYE

Rick Legendre: Introduction of Matt Taylor (CPA Grant, Sanders, Taylor):

Matt Taylor: Grant, Sanders, & Taylor conducted the COA audit. Money spent on repairs, taxes owed on interest earned income, end of year 3.1 million in the bank. Insurance increased 100% from last year. Dues are up to date. Any Questions?

NO QUESTIONS

Rick Legendre: Introduction of Richard Buckley (Insurance Agent for GST Insurance).

Richard Buckley: Budgeting number in report; numbers not locked in until within 30 days of renewal date. Overview of the increase in insurance.

Rick Legendre: Insurance is out of our control. As board members, we are unable to comment on the lawsuit, those questions need to be addressed to Daniel Craven.

Richard Kincaid (D0601): Ask for more details about the lawsuit.

C1010: What is lawsuit about?

Daniel Craven: Difference of opinion on how the association is being run.

Cathy Richerson (CPH16): Is there a cap limit on the amount spent on the lawsuit?

Daniel Craven: Expenses paid by the insurance company; owners could be assessed but haven't seen it happen in the past.

Richerson (CPH16): What is the percentage of owners involved?

Daniel Craven: Less than 1 percent.

Ray Foxworth (B1102): How does the lawsuit affect the value for people buying/selling?

Stan Szapiel: Yes, it does affect sales. We lost one sale due to being unable to receive financing due to the lawsuit.

John Lockard (B0801, B0816, B1202): Recognition for board and staff. Aggravated in defending a lawsuit because of a few people; if you don't like it here, sale and move out.

Rick Legendre: Condo documents have been in the works for 2 years; began with John Mark and has been postponed due to the lawsuit.

Daniel Craven: 3 to 4 month process. Breaks down the overall process: 1st draft to board members to be tweaked, 2nd draft to owners for questions/comments (zoom call will be

conducted with the owners), final draft. Need 2/3 of total votes to approve. These will be all new documents; not updates to existing documents.

1:45pm, WE HAVE A QUORUM

Daniel Craven: One change to new documents could be to lower the number required for a quorum.

Rick Legendre: Do we need to vote on board member approval now that we have a quorum?

Daniel Craven: No need; no one ran. Motion to reelect current board.

Barricklow (C412): Motion to elect board.

Nettles (D0712): Second

Rick Legendre: Old business

Stan Szapiel: CapEX spent \$1,243,000.00 continues with overview of what the money was spent on. Sally spent 4,070,000.00 continues with an overview of what the money was spent on.

Thornton (B0612): Is overview in documents?

Stan Szapiel: No

John Kopp (C1209): Who approved cabanas and lazy river?

Stan Szapiel: Board, and notices were posted for at least a year.

John Kopp (C1209): Who owns the cabanas and tiki bar?

Stan Szapiel: COA. The association will get 75% of the income, Caribe Realty will get 5% of the income, and Cobalt will get 20% of the income.

Ray Foxworth (B1102): Loves All the improvements.

Rick Legendre: The COA is nonprofit, looking for a way to make revenue for the association.

Jay Gates (D0612, D0915): Wants a motion made to have board meetings videotaped and posted online to owners' portal within 72 hours.

Daniel Craven: That is at the discretion of the board members; that is a board decision. Anyone can attend the board meetings; we will address that when we redo the condo docs.

B1013: When will we know the cost to the association for the Tiki Bar and Cabanas? When will we get the final cost from Hurricane Sally?

Stan Szapiel: When we get the final bill. It will be in the audit at the end of the year.

D0616: communication between the board and owners needs to be improved. Emails sent to owners notifying them of board meetings so they can attend, have monthly financial statements sent to owners.

Rick Legendre: New Budget

Stan Szapiel: Budget presentation

** Discussion follows with questions about specific budget numbers**

Nettles (D0712): Motion to accept the budget.

Duffy (B0806): If we accept the budget, are we also accepting the assessment?

Daniel Craven: My understanding; if you accept the budget, you accept the assessment.

Stan Szapiel: Assessment is due 4/23/2024. Insurance is due 4/1/2024, we have a 30-day grace period putting us at 4/30/2024.

** Discussion of assessment; covers insurance increase as well as other necessary operating expenses**

D1012: Can assessment be earmarked?

Stan Szapiel: Board dictates what we do. Rick proposed surplus be earmarked for next year. I earmarked, can't be used in emergency. This was voted on in the board meeting, ended in a tie, motion died.

Nettles (D0712): Motion to accept the budget.

(?): Second

Budget is accepted and passed

Nettles (D0712): Motion to adjourn.

Lollar (B1105): Second

Rick Legendre: Meeting is adjourned.

