

SH Master POA BOD Worksession 12/31/20
South Harbour Master POA
Board of Directors Worksession Minutes – Emergency Session
December 31, 2020; 11:00am
Zoom Call

CALL TO ORDER

The meeting was called to order at 11:01 am by George Bryant, 2020 President. Meeting was called on short notice due to time sensitive nature of ballots due 12/31/20 on Proposed Amendments. All Board Members understood the need for the meeting and did not object to short notice.

IN ATTENDANCE

George Bryant
Dale Mullarkey
John McLendon

Adam Berkowitz
John Winebar
Leon Hicks

Carson Lawrence, LRES
Attorney Ellen Wortman

Absent: Jim Schweppe – *Unable to attend due to work. Prior to meeting, Jim talked extensively with Carson and noted he was in agreement with Attorney's proposal and would support the position of the Board.*

DISCUSSION OF PROPOSED AMENDMENTS & PENDING BALLOT DEADLINE

The Board discussed the Marina's recent request to extend the deadline based on new staff being unfamiliar with the situation until recently. Previous Regional VP that had agreed to the Proposed Amendments is no longer in that position. New VP and In-House Legal Counsel are working to get up to speed and understand the ramifications of the Amendments. Board asked Ellen for advice and discussed various options. It was noted that ballot referenced the ability to extend for 30 days.

Board voted unanimously to pass a motion to extend ballot deadline for 30 days until 1/30/2021. It was agreed that this will be a one time extension. No changes will be made to the Proposed Amendments. The notice of extension will reference that this extension was done to accommodate the Marina's request.

The Board also unanimously passed a motion that effective 2/1/21, if the Amendments have not passed, all Members & Entities will be charged in accordance with Original Covenants. Ellen & Carson were instructed to draft a letter to the Marina explaining this policy. It was noted that in accordance with the 2020 Budget format, the Marina would currently be considered Partial Service dues. However, when/if the stormwater permit or parking lot/roads are turned over to the Master and the Amendments have not passed, the Marina would move to Full Service dues structure.

ANNUAL MEETING

Based on the extension of the voting deadline, it was noted that the Annual Package will be problematic, as voting rights have not been resolved. The Board discussed options with Ellen & Carson.

The Board unanimously passed a motion to delay the Annual Meeting until March 6th and have any dues increases effective April 1, 2021.

The Board agreed to have a Board Worksession on 1/29/21 to discuss the results of the vote and plan for the Annual Meeting including a decision on the Budget Format.

PROPERTY

Board noted that original contract on the former school property by a 3rd party fell through. Carson will arrange for Jim, John W. and anyone else interested to view the property on 1/8/21. Board agreed that George & Adam will offer to meet with Village Green Board to discuss any concerns they have regarding the proposal and property.

MEETING ADJOURNMENT

A motion was made to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 11:52 am.

Respectfully submitted,
Carson Lawrence, Secretary
Lawrence Real Estate Services