

Dolphin Point HOA
Annual Membership Meeting
April 27, 2024

I. Call to Order.

President Sam Smolik called the meeting to order at 10:00 a.m. Directors attending were Sam Smolik, Donnie Head, Dan Ordos, Rod Wehmeyer and Rob Hunt. Property Manager, Bill Tigrett, was also in attendance. Legal Counsel, Harry Bates, was unable to attend. Non-voting member Vickie Weilnau was also in attendance.

II. Dolphin Point POA Members in Attendance

Vickie Weilnau
Pat and Bobby Perez
Tenice Wehmeyer
Stephanie Smolik
Belinda Tigrett
Cathy and Bill Becker
James and Jana Kopecky
Chuck Clinton
Mike Mitchell
Scott Dubois
Beverly and Jim Kuecker
James Lynch
Cody Nelson
Tommy Ebner

III. Reading of Minutes of Last Meeting

Chuck Clinton made a motion that the minutes are not read. The motion passed.

IV. Officers/Committee Reports

a. Treasury Report

Rob Hunt presented the Treasury Report. The finances of the POA are in decent shape and the total balance in the fund is currently \$ 201,549.41. The general operating fund has \$ 49,903.59 and the bulkhead fund has \$ 150,128.07. The accounts receivable currently stands at \$ 1,517.75

An annual budget for Dolphin Point has been created and Rob discussed the requirements of the new state HOA laws. The budget for 2024-2025 is still in the process of being finalized.

The Board has also placed a substantial portion of the available funds in CDs, which are drawing a much higher interest rate. The funds could be made available quickly with a small penalty, if needed.

b. Bulkhead Repair Report

No current activity on the bulkhead and the repairs to the front bulkhead are holding up.

c. Architectural Committee Report

There is one pending request before the committee concerning paint colors on a home that has recently been sold.

V. Items for Discussion

a. Adoption of new State requirements for HOAs.

Sam reviewed the work that the board has completed in regard to complying with the new requirements. Bill Tigrett has been working closely with legal counsel to ensure that Dolphin Point HOA is complying.

b. Website/Domain

Tenice Wehmeyer has been working to get the website up to speed and provided the group with an overview of the new site and its capabilities. She has done an amazing job, and the website will greatly improve the ability to post and access critical information.

c. Private Road Maintenance

Sam provided the group with an overview of the issues concerning the condition of the private road. He has been working with contractors and has located a local contractor that can repair the road for a very reasonable price. Work on the road is planned to start sometime in late May. Homeowners impacted by the work will be provided with notice to avoid any issues getting to their homes.

d. Dolphin Point Addresses

There has been some confusion regarding street addresses in the development. Sam and Bill have been working with the county and EMS to get the situation corrected. At the time of the meeting, they were still in the process of finalizing the plan.

e. Election of Board of Directors

A proposal to re-elect the entire Board was posed to the members in attendance. Tenice Wehmeyer made a motion to re-elect the existing Board, which was seconded by Scott Dubois. The motion passed.

VI. New Business

There was no new business to discuss.

VII. Adjournment – with no other issues presented from the membership, Sam adjourned the meeting at 10:25 a.m.

Respectfully submitted,

Rob Hunt
Secretary/Treasurer

2024- 2025 Dolphin Point POA Board of Directors

Sam Smolik – President
Dan Ordos – Vice President
Rob Hunt – Secretary/Treasurer
Donnie Head
Rod Wehmeyer
Harry Bates – Legal Counsel
Bill Tigrett – Property Manager

Dolphin Point HOA Board Action Items

DATE	ASSIGED TO	ACTION REQUIRED	COMPLETED
1/20/24	Sam	Repair Private Drive – work with County Commissioner, asphalt companies, etc	May, 2024
1/20/24	Bill	Get Rob and Sam to sign HOA documents	April, 2024
1/20/24	Rod, Tenice, Bill	Develop new website for DPHOA	In progress
1/20/24	Rob	Records retention – work with Bill and Tenice to digitally store records	In progress
1/20/24	Bill	Send out assessment notices	Complete
1/20/24	Bill	Collect all past due assessments	Complete
3/16/24	Sam, Rob	Get on signature card for checking account	Complete
3/16/24	Sam, Bill	Set out agenda for April 27 meeting	Complete
4/1/24	Rob	Send minutes approving Sam and Rob for check writing authority to bank.	Complete
4/27/24	Bill	Talk to POCID about taking over ownership of sewer systems	