

Dolphin Point POA
Annual Membership Meeting
May 27, 2023

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.

II. Dolphin Point POA Members in Attendance

Wayne and Vickie Weilnau
Beverley and Jim Kuecker
Pat and Bobby Perez
Frank and Chrysty Lockhart
Steve and Peggy Barringer
Susie Hunt
Tenice Wehmeyer
Leah Bates
Stephanie Smolik
Belinda Tigrett

III. Reading of Minutes of Last Meeting

Leah Bates made a motion that the minutes not be read. The motion passed.

IV. Officers/Committee Reports

a. Treasury Report

Bill Tigrett presented the Treasury Report. The finances of the POA are in good shape and the total balance in the fund is currently \$ 172,249.03. The general operating fund has \$ 40,000.08 and the bulkhead fund has \$ 130,505.71. The accounts receivable currently stands at \$ 1,640.00

b. Bulkhead Repair Report

Sam provided an overview of the bulkhead repair that had been performed on Fred Epright's lot. Fred had provided an estimate for repairs from a contractor that uses a foam injection process. Sam worked with the contractor to include the placement of rock in some areas and foam in the major voids. This saved the POA a considerable amount of money from the original estimate.

Bill Tigrett described the current bulkhead inspection process and indicated that it occurs every two months.

Sam discussed that there is damage to the vinyl bulkhead piling that separates Water Street from the wetlands area. There are several areas that have been damaged by vehicles backing off the bulkhead. We will have that area inspected and determine what repairs are required .

Jim Kuecker commented that the grass and weeds growing along the bulkhead may be contributing to the back off incidents, since the piling is not visible from the roadway.

c. Architectural Committee Report

Sam reviewed the new state law that requires the Architectural Committee to be POA members that do not serve on the Board of Directors. A new committee has been established that include Bill Becker, Scott Dubois, and Tommy Ebner.

d. Miscellaneous Improvements

Sam reported on the installation of the new sign at the entrance to Dolphin Point. Dan Ordos reported on the street light improvements on Commerce Street, where three of the old sodium lights have been replaced with a newer type of light that faces downward.

Sam reported that the traffic and speeding issues resulting from Lot 52 have been addressed and the lot owner has agreed to limit and control access to the property.

V. Unfinished Business

Sam provided an overview of the new state laws governing HOAs and the process we are using to get into compliance. At the time of the meeting, there were still a few outstanding items that need to be completed.

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 10:27 a.m.

Respectfully submitted,

Rob Hunt
Secretary/Treasurer

2022 – 2023 Dolphin Point POA Board of Directors

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