

Dolphin Point HOA
Annual Membership Meeting
April 5, 2025

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, and non-voting member, Vickie Weilnau, were unable to attend.

II. Dolphin Point POA Members in Attendance

Keith and DeAnna Saenger
Pat and Bobby Perez
Tenice Wehmeyer
Stephanie Smolik
Belinda Tigrett
Cathy and Bill Becker
Steve and Peggy Barringer
Samantha and Buster Moats
Scott Dubois
James Lynch
Tommy Achilles

III. Reading of Minutes of Last Meeting

Scott Dubois made a motion that the minutes are not read, which was seconded by Keith Saenger. The motion passed.

IV. Officers/Committee Reports

a. Treasury Report

Rob Hunt presented the Treasury Report. The finances of the POA are in good shape and the total balance in the fund is currently \$ 204,477.42 The general operating fund has \$ 45,607.73 and the bulkhead fund has \$ 158,479.69. The accounts receivable currently stands at \$ 390.00

The annual budget for general expenses Dolphin Point was set at \$ 17,000.00 in a prior meeting and is deemed to be sufficient for the foreseeable future. Due to an unexpected repair to Private Drive that cost \$ 12,000, the HOA showed a slight loss during 2024.

In a prior meeting, the Board voted to place a substantial portion of the bulkhead repair funds in CDs, which are drawing a much higher interest rate. The funds can be made available quickly with a small penalty, if needed.

b. Bulkhead Repair Report

The board noticed recently that there was some cracking and spalling in the caps for the bulkhead at the entrance to the ICW. This has resulted in the exposed rebar rusting. Sam retained a quote from a reputable contractor of \$ 12,315.00 to make the repairs. Dolphin Point HOA will pay for these repairs with funds from the Bulkhead Repair account. We are also planning to request that the property owners on the Ala Wai canal also contribute to the expenses and have determined that the amount per lot should be \$ 256.00.

c. Architectural Committee Report

Scott Dubois provided an update on the action taken by the committee. He stated that it had been fairly active approving some structural changes and request for paint color changes. Tenice Wehmeyer mentioned that the Request for Modifications form as well as the architectural guidelines are both housed on the Dolphin Point HOA website. www.dolphinpointhoa.com

V. Items for Discussion

a. 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. Rod Wehmeyer asked the group to provide any ideas that they thought would improve the website and Tenice requested that the members provide some new photos so we can keep the website fresh and current.

b. Election of Board of Directors

HOA Board members have two-year terms and Sam Smolik and Donnie Head's terms are up. They agreed to continue on the Board unless the group had other nominees to consider. There were no new nominees, so the group voted unanimously to re-elect Sam and Donnie.

VI. New Business

Mark Singleton, the owner of Lot 52, has notified the Board that the entrance to the ICW is getting shallower and that he is having some problems getting his large, offshore boat in when we have very low tides. This does not present an issue for any of the other HOA members that have regular fishing boats. Mark is going to look into pricing to have the canal dredged, but at this time, the Board does not believe this expense should be the responsibility of DPHOA.

VII. Adjournment – with no other issues presented from the membership, Sam adjourned the meeting at 10:26 a.m.

Respectfully submitted,

Rob Hunt
Secretary/Treasurer

2025- 2026 Dolphin Point POA Board of Directors

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