



BOARD OF DIRECTORS GENERAL MEETING MINUTES

BOARD OF DIRECTORS MEETING

Tuesday, March 23, 2021 @ 7:00 pm

Call to Order	President Pat Zlotin
Directors Present	Vice President Todd Brown, Secretary Josh Davis, Treasurer Lois Ann Eisel, Directors Jim Greaves, Roberta Maness
Directors Absent	None
Association Management Present	Sharon Hodges, Community Manager, Assistant Community Manager, Safety and Security Manager, Courtney Lovely
Location	Video Conferencing via Zoom
Quorum Established	Yes

Call to Order

President Pat Zlotin

Establishment of a Quorum

Secretary Josh Davis

Changes to Agenda

None

Secretary Josh Davis

Members' Open Forum

Mary Ellen Buckley – Installation of two mooring buoys on south side of Pine Island

Secretary's Report

Secretary Josh Davis

- *Motion to approve the Minutes of February 23, 2021*

Voted 6-0

President's Report

President Pat Zlotin

Report of the President

Legal Affairs Committee

Director Jim Greaves

- **Motion 2nd Reading:** Amend Article VII, Section 9.4 Treasurer of the By-Laws as follows:
Delete: *In the event a majority of those members voting reject the proposed budget, the Treasurer and Directors shall immediately review the budget and proceed in accordance with the N.C. Planned Community Act and the Covenants* and replace it with
The budget shall be ratified unless a majority of all lot owners in the association, or any larger vote specified in the Declaration, rejects the budget. In the event the proposed budget is rejected, the periodic budget last ratified by the lot owners shall be continued until such time as the lot owners ratify a subsequent budget proposed by the Board of Directors.

- **Motion:** to reconfirm Ron Shepard as the Community Advocate as per By-Law 2.3 for another one year term set retroactive from November 2020 to carry through to November 2021. Voted 0-6

- **Discussion:** A formal complaint was filed for the CA for providing confidential information to a member. The CA must be deemed to be highly ethical and unbiased and the current CA violated those standards and for that reason, the Board felt he should be not be re-appointed. In addition, the handling of a complaint filed by a member against the Board was mis-handled.
 - The complaint against the board should have gone through the Community Manager before proceeding to the CA only if needed.
 - No specific rule violation of rules was given.
 - Improper investigation as no board members were questioned.
 - Over stepping of responsibilities as it is not stated that the CA has any oversight of the board.
 - No due process
 - No notification of hearing to resolve the issue
 - Not brought to judicial