

Mustang Beach UNIT II Property Owners Association, Inc.

Annual Meeting March 12, 2022 @ 11 AM

MEETING MINUTES

11:00am Meeting Begins

- Establish quorum- **There were 13 properties present (2 by phone)**
 - Introduction of Board Members & Officers
 - Board: Mark Barrett, Pat Faubion, Laura Kilber, Chuck Castor
 - Officers: President- Mark Barrett, VP/Treasurer- Pat Faubion
 - Approval of the Minutes of March 13, 2021 annual meeting.
 - A copy of the minutes is available on our web site www.mustangbeach2.org
- Motion to approve last year's minutes made by Mark Barrett, seconded by Laura Kilber.***
Motion was approved.

REPORTS:

- President (Barrett)
 - Canal dredging not needed for MB2. IMCIA will be dredging.
 - Treasurer (Faubion/Mandy)
 - Electrical on flagpole island is updated. MB1 paid portion.
 - Introduced Marsha who raised money to redo landscaping.
 - MB2 has two \$50,000 CDs reserved for bulkhead improvements
 - Pat reported on our bank service charges, which are a lot in comparison. Pat asked for approval to go to bank and negotiate lower monthly charges. If not possible asking for approval to reduce CDs to offset fees (a buffer), but not use for yearly expenses.
- Motion to approve Pat visiting with bank made by Kelly Kilber, seconded by Marsha Dayon.***
Motion was approved.
- Architectural Control (Laura)
 - 1 new construction
 - 4 architectural requests
 - Beautification (Marsha)
 - Marsha reported the significance of the flagpole island. Money raised was used to move all current rock, clean up island, cleared areas for plants, re-installed rock.
 - Marsha reported that the Farley boat was repainted
 - Flagpole lines snapped the morning of the meeting. Flags and lines will need to be replaced.

BUSINESS:

- Budget approval. Mowing fees \$500.00/lot for the 5 vacant lots. Homeowner fee \$180
- Motion to approve budget made by Laura Kilber, seconded by Kelly Kilber. Motion was approved.***

Mustang Beach Unit II POA, Inc.		
2022 Annual Budget		
Income		
Dues	10,260.00	57 lots @ \$180
Lawn Care Assessment	2,500.00	5 lots @ \$500
MB1 landscape portion	600.00	half of landscape for flag island pole *estimated
CD Interest	200.00	varies each year * estimated
Total Income	13,560.00	
Expense		
Association Manager	4,800.00	
Bank Service Charges	560.00	
D & O Insurance	1,200.00	
Landscaping	1,200.00	estimating \$100 a month to control weeds- after remodel
Federal Taxes	275.00	
Website/Domain Hosting	900.00	Microsoft 365 (every 3 years), Email (every 2 years)
Legal and Professional Fees	0.00	
Lot Lawn Care	2,500.00	
Postage and Delivery	100.00	
Repairs and Maintenance	300.00	
Supplies and Materials	300.00	
Utilities	500.00	
Total Expense	12,635.00	
Net Income	925.00	

OTHER BUSINESS:

- Boat trailer parking- determine date for trailers to be moved from driveways and empty lots
 - Discount options:
 - Aloha Storage- MB2 homeowners 20% discount, anyone paying upfront for 1 year gets an additional 20% discount. Coordinated by Tommy Triesch
 - Island Moorings Marina- \$1200 annual rental per trailer (\$50 per month savings)
 - Allow trailers on lots and in driveways temporarily.
 - Boat stop is another option- \$50 a month, located in Flower Bluff

Motion to set May 1st deadline to have all trailers off lots and driveways made by Mark Barrett, seconded by Mary Barrett and Laura Kilber. Motion was Approved.

- No wake zone ordinance- Pat update
 - Pat went to the city manager for update. Ordinance passed. Other HOA's approved. If anyone sees boats not following ordinance take a picture and send it to Parks and Wildlife. Mark Barrett will investigate what we can have in water (buoy) and a possible ordinance sign posted at the entrance of the no wake zone.
- Margo Branscomb- Harbor Island desalination update
 - 2nd round of hearings coming up. Discharge did not meet approval. Location needs to be offshore.

ELECTION OF BOARD MEMBERS:

- Mark Barrett, Pat Faubion, Laura Kilber, Chuck Castor- Bob Buchek (moved out of HOA).
- Mark, Barrett Pat Faubion, Laura Kilber and Chuck Castor have agreed to run again.

Motion to approve board members was made by Doug Pool, seconded by Kelly Kilber.
- Architectural Control: Laura Kilber, Meredith Castor will continue as architectural committee.

12:02pm Meeting Adjourned