

**Homeowners Planning Meeting Minutes**  
**September 1, 2020, 6:30 pm - 7:30 pm**

[Zoom](#) Meeting ID: 381 065 4954

Or Call (Voice Only) 1- 669- 900- 9128 ID - 3810654954# Password: 1111

Attendees: Marianne, Dave, Linda, Steve, Susan, Jennifer, Tom, James, Grace

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Desired Outcomes

- 1) Validate HOA Committee Structure & Choose leaders for each HOA committee
  - 2) HOA Committees to define program goals - Report back in October
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Meeting Start: 6:35

Standing Committee reports

- 1) Finance - Susan
  - a) Budget = Revenues
  - b) Social expenses have been limited
  - c) Dues Collection - \$13,000 - Avg - \$95
    - i) 97 neighbors not paid
    - ii) 136 of 233 paid
  - d) Bank Balance - \$28,000
  - e) Paradise Cay masks on order
  - f) ACTION: Street follow-up to collect remaining dues
  
- 2) Communication - New Committee Chair - James
  - a) Website & Next Door
  - b) Wild Apricot- Walt Bilotsky is a resource
  - c) ACTION: Dave to send introduction to Walt, James
  - d) ACTION: Jennifer to get James to get Admin rights for system
  
- 3) Dredging - Eric Liaison- Dave Anderson
  - a) South Cay Start - 9/14 -
    - i) ACTION- Website notice - Scott to update
  - b) North Cay ~ 10/6 Start
  - c) 90 % moves worked out - South Cay riparian homeowners
  
- 4) Architectural Review Committee - Erin W (Does not live in Cay)
  - a) Approvals coming to Marianne
  - b) County not enforcing CCR's approval
  - c) ACTION: Marianne to inform the County we require approval nicely!!
  - d) ACTION: Letter provided reminder for architectural review guidelines

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- e) Need better policing Cay by committee
  - f) Request to present the report on upcoming requests for building
- 5) Grievance
- a) Idea - Board members support mediation for their street
  - b) Policy - Wait for next grievance and discuss and assign at that time
- 6) Membership
- a) Dues Collection- Handled by Susan
  - b) Welcome Wagon- Linda supported by Susan
- 7) Program Committee - Chair
- a) Events - July 4, Cinco de Mayo, Halloween were done in past years
  - b) Food Trucks- Jennifer will chair
- 8) Special Committees
- a) Beautification - Chair ?
    - i) Sidewalks - ACTION Items
    - ii) Local Gardens - Water not consistent
    - iii) Marina Park - ACTION- Grace to talk to Tom N
    - iv) Charcoal Fires issues - Fire Dept notified - What else can we do?
    - v) What can do to limit parking on the street:
    - vi) ACTION: Provide reminder to community
      - (1) ACTION: James- Website
      - (2) ACTION: Jennifer to provide notices
    - vii) Antilles cleanup project
      - (1) Bid from Francisco for \$4,500
      - (2) Waiting for 2nd bid
      - (3) Carol C will try to solicit funds from concerned neighbors
  - b) Safety - Chair - Steve
    - i) Crime: Organize Neighborhood Watch? Not yet?
    - ii) ACTION: Jennifer to ask Sheriff to conduct more frequent reviews
    - iii) Disaster Preparedness - Jaime
    - iv) Realtor signs - Steve to support
    - v) Solicitors Policy
- 9) Meeting End 7:35

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6 committees, each with some identified role. The Program Committee seems to be the social one, which is where food trucks, etc. would fall. Safety could be considered a "Special Committee" if we feel the need for it. Finance and Membership tend to be closely tied.

**ARTICLE SEVEN – COMMITTEES**

Section 1 – Standing Committees. The President shall appoint the following standing committees: architectural review, dredging, finance, grievance, membership and program. Each such committee shall consist of three (3) members, including the Chair, to serve for a period of one (1) year. It is desirable, but not mandatory, that at least one member of a standing committee be a member of the Board of Directors except as otherwise required in Section 3, Article Seven.

Section 2 – Special Committees. The President shall appoint such other committees as the Board of Directors deems advisable.

Section 3 – Architectural Review. The Architectural Review committee shall be primarily responsible for suitable studies and investigations necessary to accomplish Article Two, Paragraphs e, f, and g of the By-Laws. Neither the Chair nor any members of the Architectural Review committee shall be members of the Board of Directors. Applicants who plans or modifications have been reviewed by the Architectural Review Committee may appeal decisions of the Architectural Review Committee to the Board of Directors.

Section 4 – Dredging. The Dredging committee shall be responsible for periodically monitoring and preparing reports of the depth and other navigation characteristics of the navigation easements within Paradise Cay and the North and South Entrances. A copy of the Committee's report shall be provided to the Chair of the Advisory Board of County Service Area (CSA) #29. At least two members of the dredging committee (one from the North and one from the South Cay) should be members of the CSA #29 Advisory Board.

Section 5 – Finance. The Finance committee shall assist the Treasurer in collection of dues and special assessments and shall make recommendations regarding the general financial structure of the corporation.

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Section 6 – Grievance. The Grievance committee shall, at its own initiative or in response to requests or complaints of individual members of the corporation, investigate and attempt to resolve by mediation or otherwise any actions or activities or lack thereof, which are described by Article Two, Paragraphs c, d and f.

Section 7 – Membership. The membership committee shall contact and enroll all persons eligible for membership, shall make recommendations regarding eligibility, and shall promote membership attendance at all meetings and activities.

Section 8 – Program. The Program committee shall arrange programs for meetings and special events as may be requested by the President