



Board Meeting Minutes

September 21, 2021

I. Approval of Minutes (Board)

Minutes from the previous Board Meeting were not available and tabled until next meeting

II. Quarterly General Meeting

Sam Spencer reviewed the officer and board member elections process since all candidates were running unopposed. Directors had no objections to the process.

Officer and Board Member Elections

Candidates are running unopposed (six vacancies, six candidates)

Ask each candidate to give a short introduction of themselves

Vote by Acclimation for unopposed candidates.

Sam Spencer reviewed plans to review the bylaws with all members in attendance and take a vote on each individual change. This was a change from prior suggestion to present all bylaws and vote on it as a package. Plan was approved to provide a short description of the bylaw change using the working copy the Board used to record proposals. Directors had no objections to the proposed process.

Review of By-Laws

Sam will take summary and create slides

Take each change up for discussion and vote

Prevents one change from hanging up the wholesale change approach

If ninth member proposal passes, suggest setting a special election – via email – for that position in early November

Dave Empfield asked if we planned to address the questions from our last General Meeting, specifically the information presented by former member Wendy Jackson. Sam Spencer responded that we do plan to address those issues in the slide presentation for the membership. In addition to addressing those issues, the new meeting format will also be addressed with the general membership so they understand why the change is being made. Directors had no objections to the proposed plan.

III. Boat Launch Update

Sam Spencer gave an update on the boat launch gate as described in the agenda (below). Sam and Grant asked the Board Members about their suggestions on what resolution we wanted from the scheduled court date with the individual who broke into the control panel. Following discussion, Board Members recommended asking for the individual be required not to trespass on BPCA property for at least one year and if possible do some type of community service.

Replacing board with an upgrade – Scott Goodsell to have tech reinstall when it comes in

Replacing actuators with faster action – will have to be installed and calibrated

Indicated there were issues with our safety loop and safety beam

Sam and Grant to represent BPCA in court with individual that broke into the control panel on September 28

Have no update on the other individual who did actual physical damage to the gate but he has been trying to contact Sam to see if something can be worked out. Sam has declined to take his call.

Discussed Board Member responsibilities as it relates to our videos and information.

IV. Event Committee Proposal

Sam Spencer proposed creating an Event Committee to help organize and schedule special events for the BPCA. This has become more of a drain on individual Board Members when organizing and holding these events. Sam Spencer suggested asking Kellie Thornton to serve as an Event Committee Chairwoman. Directors were good with this proposal and Kellie Thornton accepted the invitation to serve as the committee chairwoman. Moving forward, special events will be reviewed, planned, and coordinated with the events committee.

Need to select members of the community to help organize these events

Too much for board member(s) to handle having to organize this every month

Committee will allow for others who want to participate in these events to help organize them

Proposing asking Kellie Thornton to head up this committee

Committee selection

Events that are consistent with our vision and reputation

V. BPCA Poker Crawl Update

Sam Spencer gave update on the planned poker crawl scheduled for September 25th. Sam requested two blank checks from Dave to award prize money for Best Host House and winner for Poker Crawl. Directors had no objections to the planned event.

Event will start at 11AM with registration

Food Truck to set up in the parking lot

Leave building open for restroom use by cart riders

VI. Lighting Plan

Sam Spencer reported that we now have two proposals for lighting plans for the BPCA park and boat launch. After discussion, the Board will review both proposal at a later date and provide guidance on selecting a lighting plan and vendor for this project.

Now have two proposals

Need to decide which direction we want to go with both

VII. AED Update

Grant Nichols informed the Board of Directors that he was donating \$600 to the BPCA he found (and was eventually awarded after no one claimed the lost money). Grant suggested we combine the money he is donating with the unclaimed prize money for the Split-The-Pot drive from two previous events to purchase an AED for the BPCA Building. This lifesaving device will be available at the building for events in case of a cardiac emergency. Directors had no objections. Sam Spencer volunteered to research the devices and provide a recommendation to the Directors at next meeting.

VIII. Financial Review

Dave Empfield gave a report on BPCA finances. As of 8/14/21 Dave was reporting the following balances:

Regions Checking Account - \$11,292.03

Alabama Credit Union - \$110166.51

Bingo Cash - \$500

Total Assets - \$121,958.54

Dave Empfield reported he met with our Accountant/Tax Processor to review taxes. He informed the Directors our taxes had been filled in the past as a homeowners association, however we still maintain our not-for-profit status because all funds collected are returned to the association and used for the upkeep of the association, we accept no public funding from any city, state or government entity, and we do not pay any member or director for service as a director.

Dave did report that funds received for building rentals from individuals who are not members will need to be filed differently on our taxes.

IX. New Items

Emerald Seas Request

Sam Spencer reported to the Directors that George Pfiffer of the Emerald Seas – now docked at Bear Point Harbor – had requested to be considered for membership to the BPCA for access to the boat launch area. Mr. Pfiffer would pay the standard commercial fee of \$300 and his access would be limited to his truck to unload supplies for his boat. Directors approved this proposal unanimously.

Republic Dumpster Driveway

Directors discussed need to relocate the dumpster due to the soft ground on the right of way on the east side of the building. Decision was made to relocate the dumpster to the northwest corner of the parking area next to the porta-let so Republic's truck could easily access the dumpster. Directors had no objection to relocating the dumpster. Grant will work with Craig Reaves to get the dumpster moved.

X. Adjourn