**2022 ABIA ANNUAL MEETING MINUTES**

**Saturday, May 7, 2022 at 1:00 pm**

**ABIA Sound Front Lot**

**Board Members Present:** Sandie Markland, President; Janice Farmer, Vice-President; Jo Eure, Secretary; Will Foxwell, Member at Large.

**Board Members Absent:** Treasurer Carol Sterner was out of town but gave Sandie her proxy.

**Members Present:** In addition to the 4 Board Members in attendance, 37 Members were present (see attached Exhibit A), for a total of 41. Approximately 20 proxies were also received prior to the meeting.

The meeting was called to order at 1:00 pm by President Sandie Markland.

The Minutes from the 2021 annual meeting were available for review. The Minutes were approved after a motion was made by Jim Caruthers and seconded by Carol Morgan.

**TREASURER’S REPORT:** Sandie gave the 5/1/21 – 4/30/22 Treasurer’s Report in Carol’s absence. As of 4/27/2022 there was a total of $36,741.94 in the ABIA checking account. (See attached Exhibit B).

**SECRETARY'S REPORT:** 500 ocean lot parking permits have been issued as of May 7, 2022, three of which were issued at sign-in just prior to the meeting. Following the report, the current Secretary Jo Eure presented her predecessor Doris Kimble with a hanging plant as thanks for her many years of service to the Avalon community and a job well done.

**OLD BUSINESS**:

**Ocean lot Crossover**:

Will reported on the status. As previously reported, Millstone Marine was chosen to replace the steps after contacting numerous contractors and reviewing 6-7 estimates. Construction has been delayed due to the requirement of a survey, which Millstone did not anticipate on this project.

Sandie added that draft Minutes of the meeting at which the Board voted to accept Millstone’s proposal and the reasons why have been posted on the ABIA website for some time. The Board is still looking into adding a ramp sometime in the future once the steps are in place. She explained that it is not an easy task as there is a lot to consider.

**Questions:**

**1. Caroline Dorman asked how much the survey requirement has put the project behind, and whether the cost of the crossover would be affected by the delay.**

Per Will, the end of May was the expected completion date. Obviously, that won’t happen now, however there is no expectation of an increase in price. The contract did not include contingences for such an increase.

**2. Caroline also asked if there was a reason Millstone’s quote was lower than the others.**

Will responded that the quote was not the lowest, but Millstone had the most experience and that the concrete slats that would be used would not be pushed up or moved by the sand over time. Also, the Trex treads being used are superior. Sandie added that the materials in Millstone’s bid were above code.

**3. Alice Hudson asked how long beach parking will be affected by the project.**

Sandie stated that we preferred not to have the work done in the summer and that Will had asked all bidders if work could be completed by Memorial Day to which all responded yes, but no time frame could be projected and that, based on current demands, it was entirely possible it might not happen for several weeks.  She also mentioned there would be some disruption due to beach nourishment as well.  Will added that Millstone has advised the project will take 2 weeks once building begins. He has sent numerous emails requesting an estimated completion date and has not yet been given one.

**4. Ben Stagg asked if Millstone’s quote included the survey.**

Will responded that the quote included everything.

**5. Jim Caruthers asked if a bumper or 3-foot piling of some kind could be installed so no one could park directly in front of the access.**

Per Sandie, the former contractor was going to handle that prior to being terminated by ABIA.

**Cost of Ramp/Potential Grant:**

Sandie reported that the bids for ramp structures had come in significantly higher than those for steps alone and it was not felt that the Association could afford it. She added that it had taken 12 years to build up the reserve fund which is in place to repair the sound and ocean lots in the event of catastrophic events. The association cannot borrow money and is self-insured, so it must rely on its own funds. For these reasons, the Board is researching potential grants to help fund a ramp in the future. It’s a detailed process and we need to have bids and all figures in place before presenting an application for the grant. A grant writer will be necessary. Several Members spoke up and advised they know grant writers and would contact them if necessary.

Will and Jo reported that we may be eligible for a grant by the Tourism Board because we allow the public to use our access. They will continue to work on putting together an application for that and will report in as developments occur.

**ELECTIONS:**

Two seats were up for election. Sandie advised that long-time treasurer Carol Sterner was retiring and that Vice-President Janice Farmer had decided not to run for office again.

Three Members expressed interest in a seat on the Board. Bonnie Langdale had submitted her name for consideration prior to the meeting and was on the ballot. Ed Hess announced his interest at the meeting and Michael Morgan was nominated by Jim Caruthers. After the nominees introduced themselves and spoke about the reasons they felt they could help the Association, Sandie instructed the Membership to choose two names on the ballot and that the Board would assign seats to the successful candidates. Eli Wisden and Caroline Dorman volunteered to serve as election officials and count the votes.

Once the votes were counted, Sandie announced the results: Ed Hess – 23 votes; Bonnie Langdale – 29 votes; and Michael Morgan – 42 votes. Sandie congratulated Bonnie and Mike and welcomed them to the Board.

**PRESIDENT’S REPORT:** Sandie reported that she had volunteered to accept her position as President in 2009 or 2010 when the former President had stepped down. During her term, she had the sound lot bulkhead replaced; she stabilized the beach lot with crush and run when before it was only sand; she replaced the signage at both the ocean and sound lots; she worked to have our Association granted non-profit and tax-exempt status as a 501 C 7 organization; she worked with enough contractors that they now take us seriously. Also, the dune at our ocean lot is in as good or better shape than any of the others in our area. She then announced that she would finish the remaining year of her current 3-year term and help transition her successor but would not accept another nomination as President.

**OPEN FORUM:**

**TOWING**: Jim Caruthers stated that he had not seen any tow trucks patrolling the ocean lot. Sandie reported that Seto’s had not been reliable and that she had talked with several other tow services and planned to ask one to monitor it. Jim suggested B&B Towing Service that services the Avalon Pier lot. He added that he, Michael Morgan, and Fleet Garnett had helped monitor our lot last year and would be willing to do so again this year.

**COMMUNICATION:** Julie Powell expressed concern that the Membership was not informed on what happens at Board meetings and what’s going on with our Association. Sandie stated that as in any governmental agency, the Board has sole authority to make decisions. Besides that, the Board does not meet regularly. Julie said she thought Members should be included and made aware of upcoming Board actions and their input should be considered.

Brenda Garnett asked if the Membership could be emailed with information involving the Association. Sandie explained that all Members do not use email or use computers. She added that Members could post concerns or ask questions on the ABIA Facebook page; also, comments made on Facebook pages other than the official ABIA page are not seen by the Board.

Caroline Dorman asked if the ABIA website could be used as a forum to exchange information and input with the Members. Sandie stated that she had built the website and maintains it; however, she will be taking it down and a new website would need to be built by February. She also stated that many of the Members don’t use Facebook or computers. Caroline advised she had some ideas to help with the new website and would take it up with the new Board Members.

Jim Caruthers moved to adjourn the meeting and Pete Markland seconded it.

Sandie adjourned the meeting at 1:51 pm.

Jo Eure,

ABIA Secretary

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