

Treasure Island Country Club

December 6, 2023, at 7PM

The meeting will be held via Horton Community Center and Zoom Meeting

<https://us06web.zoom.us/j/84999701874>

Meeting Minutes

Call to Order: President Aaron Howard called the meeting to order at 7:01pm.

Roll Call:

Aaron Howard President

Sarah Voss Treasurer

Darci Russell Vice-President/Beach
Commissioner

Rick Buran Bridge/Roads Commissioner

Kerstin Hilton Secretary

James Horton Dock Commissioner

Joe Ragucci Water Commissioner

Also Attending:

HOA Community Solutions – Janet Biggs, Kylee Giovannini

Members Attending (in-person and Zoom):

Barb Bruemmer

Betty Lewis

Jim Voss

Dan Doyle

Sondra Ragucci

Rod Wilkinson

Donna Kelley

Diana Scott

Welcome and Opening Remarks by President

Approval of October 6, 2023 Meeting Minutes

Sarah made a motion to approve the Oct 6, 2023 board meeting minutes as written. Darci seconded the motion. Motion passed unanimously.

Financial Report - Sarah Voss

- Balance Sheet as of 11/29/2023
 - Operating account balance \$71,554.72
 - Operating CD balance \$86,692.05
 - ARF accounts \$505,262.88
 - Bridge accounts \$33,702.73

Total Bank Balance \$697,202.38

- Delinquent accounts as of 11/29/2023.
 - 60-89 days delinquent accounts owe a total of \$101.94.
 - 90 days delinquent accounts owe a total of \$80.84.
 - Over 120 days delinquent, owe a total of \$5,348.01.

Commissioner Reports - Reports attached.

- **Beach** – Darci Russell
- **Bridge** – Rick Buran Members noted concern about dark areas around the first bollard when approaching the island from the mainland. Rick is working on a solution.

- **Dock** - James Horton Jim reported that additional bills were received because pile driving took two additional days and added personal was required for whale monitoring during that time.
- **Roads** – Rick Buran
- **Water** – Joe Ragucci

Old Business:

- Bridge Earthquake Advisory Vote results – There were 110 responses to the advisory survey. 55.5% were in favor of renewing the bridge earthquake insurance for 2024. 44.5% of the members were not in favor of renewal.
 - Rick recommended the topic of bridge earthquake insurance be included in the next annual meeting agenda.
 - Sarah made a motion renew the bridge earthquake insurance. Darci seconded the motion. Motion passed unanimously.

New Business and Member Comments:

- HOA-CS Jennifer Csonka resignation. Our new manger is Kylee Giovannini. Her email address is: customercare@hoacommunitysolutions.com. Her new phone number is not yet available.
- Membership directory – An advisory input email will be sent to all in January seeking input for a membership directory. Phone numbers and emails may not be published without a members written permission.
 - 2024 Calendar – Board meeting dates for 2024 will be at the Horton Community Center and Zoom on Wednesdays from 7pm-9pm. Dates are as follows:
February 7, April 3, June 5, August 7 and October 2.
 - The December board meeting will be Saturday, December 7 from 10am-12pm. It will be followed by a Holiday Event.
 - The Annual Meeting is Saturday, July 13 from 10am-12pm, followed by a potluck at South End Park on the island.
- Pass Through Account – This account is used when members who are still paying their bridge loans make payments. Jim made a motion to move funds received from the Pass Through Account to the ARF fund quarterly. Kerstin seconded the motion. Motion passed unanimously.

Committee Reports:

- Communications – Jim Holman, chair Aaron provided a brief update in Jim’s absence due to a personal conflict.
- Events – Darci Russell, chair Darci is looking for a member to chair this committee. She will continue to the board representative.
- South End Park Committee (SEP) –Kate Owen, chair Rick mentioned the park is in need of additional picnic tables. The board requested a name change to the park so the name is inclusive of all members, and does not denote one specific part of the island.
- Short Term Rentals – Darci Russell, chair Darci is drafting a preliminary document giving consistent guidelines for short term rentals. She will work with a committee of rental owners and non-rental owners to bring a document to the membership.

The Board meeting was adjourned at 8:19pm.

The next board meeting is February 7, 2024

Minutes written by Kerstin Hilton, Secretary

COMMISSIONER REPORTS – December 2023

Beach Commissioner Report – Darci Russell

No new updates for the last few months. As Spring approaches, we will begin assessing where we want sprinklers and map out a plan for installation. Work will be done by volunteers on the island who have experience in sprinkler installation.

Bridge Commissioner Report – Rick Buran

The bridge has been cleaned and looks great. Getting bids for coating on bridge piers and inspection soon to come.

Darci might do some lights for Christmas. It's not confirmed yet.

Dock Commissioner Report – Jim Horton

Marine Floats completed construction of our project during November. In my opinion they did an outstanding job. I am concerned about a potential trip hazard where the pier sits on the abutment. I have an idea for a solution to this potential problem and have a call into John Cavanaugh at Marine Floats. My idea is to weld an aluminum "flap" to the end of the pier, similar to what is at the end of the gangway where it meets the dock. I do not know what, if any, the additional cost would be.

Construction of our stainless steel cable railing along the top of the bulkhead is scheduled for December. I don't yet have a start date.

Roads Commissioner Report – Rick Buran

Dock and Beach roads were cleaned by the maintenance crew.

Gravel road money has been approved, still waiting for work to be done.

Water Commissioner Report – Joe Ragucci

The Water Commissioners report begins with a final update on the on going issue with pump house #2. The faulty main breaker has been replaced by Reliable Electric on October 7, 2023, all pumps are now functioning delivering water to the system.

On the same day the Water Oversight Committee held an onsite meeting with Kevin Odegard, the General Manager for NWWS, our vendor for serving the water system. It was a productive meeting where we got to discuss the expectations of TICC in regard to the quality of service being provided. The conversation was direct with all in agreement with what are NWWS contractual responsibilities. There will be an additional meeting after the first of the year at NWWS office to continue the discussion in more detail.

The next planned facility project will be preventive maintenance on the booster pump system in the new year, which will be one of the topics at the upcoming meeting.

One new meter connection to the water system has been recently completed at 921 Treasure Island Drive, thank you to the field crew from NWWS for working through the details.

The water usage for the month of November as of the 16th is 214,000 gal. for an average usage of 14K gal/day.

By contrast; August the usage was an average of 82K gal/day; September the usage was 51K gal/day; October the usage was 23K gal/day.

Thank you to Rod Wilkinson for the data collection and analysis.

Correction to the October 2023 Water Commissioners Report

In the October report it was reported incorrectly that the authorized consumption for our water system was 12,077,488 gal/year. This value represents the total water consumption for the year 2022.

The water rights for the TICC water system is as follows: A combination of a rate of flow being 120 gal/min and a consumption of 200 acre feet per year.

Our apologies for any confusion this may have caused.

We are currently running at approximately 20 gal/min and a consumption of 42.14 acre feet.

In conclusion we would like to wish everyone a blessed and safe holiday season full of joy, family, friends and beautiful fresh water.