

**P.I.E. Board Meeting Minutes**  
**When: Monday, August 13, 2018 5:00 PM**  
**Where: Resort Clubhouse**

**The meeting to was called to order at 5:03 PM**

**1. Roll Call/Establish Quorum**

- a. Present: David Witters, Dave Mulvaney, Monica Errico, Lou Ellen Wilson, Craig Baresel, Gary Galloway, Jeff Bisgrove, Heather Stout, Linda Cotherman,
- b. Present on the phone: Cori Hane Palmere, Lindsay yates, Sally Johnson, Andy Ronald

**2. Approval Minutes June 11, 2018 Meeting**

- a. Linda stated the following correction:
  - i. Island Watch, Englewood water district as opposed to Bocilla Utilities, and correct Ken Conners' name in the minutes.
- b. Lou Ellen motioned to approve the minutes. The motion was approved unanimously.

**3. Report of the President – Lou Ellen Wilson**

- a. Thanks to Craig Baresel and Dick Sadenwater for coordinating the water testing, and Heather, Monica and BICI for coordinating Hands Across the Beach in such short notice
- b. Welcoming Committee: Until a new Chairman can be found, Lindsay and Lou Ellen will mail a welcome letter to all new owners and application form to join PIE – Letter will be include a brief explanation of PIE.
- c. Beach Renourishment: Several island residents attended the Charlotte County Board of County Commissioners Meeting – whereby they approved the Beach Renourishment MSBU assessment. Recap of meeting is posted on the Pie Web Page . There is an update: The Erosion Control Line has already been established for our Island, thereby delineating the public and private beach ownership. The cost of planting lime stone blocks in the hard bottom area of the Gulf was assessed only to Manasota Key residents and not included in the assessment notice to property owners on our island.
- d. Island Fellowship Church meeting with Commissioner Truex - Some questions were raised when she e-mailed that several members of the Island Fellowship Church (IFC) were scheduling a meeting with Commission Truex regarding purchase of the Fire House. This meeting did not take place and IFC has tabled any action until more information is available.
- e. History of the fire station – On June 16, 1982, the Island Fire Brigade, Inc. (IFB) was incorporated under F.S. 617 #763725. These document gave the IFB the authority to purchase and sell real estate and equipment. In June of 1982, 17 island residents went to Fire School. In December 1982, the IFB received written permission from the 8 owners in Palm Island Estates who jointly owned Lot #1 to [ME1]place buildings (sheds) that were donated by an owner in the Preserve and the equipment furnished by Charlotte County Fire Department. PIE made a donation to IFG of \$1200 for the initial startup costs. IFB monies were raised through donations and fundraisers. In 1985 Fla. Department of Agriculture, Div. of forestry loaned two fire trucks. In 1987/1988 Charlotte County Budget included \$25,000 for the purchase of land for a Fire Station on Don Pedro/Knights Islands. On October 6, 1989, due to time involved for approval by County and availability of Lot #7, Block G, Palm

Island Estates, the IFB purchased this lot for \$18,000 from Constance Steinmetz and Audrey Ford. The total down payment was \$4,000, including closing cost , and a \$14,000 mortgage payable at \$185.00 per month. The lot was rezoned in February 1990. On October 1, 1990, Charlotte County purchased Lot #7 from the IFB for \$19,611.22. This paid off the mortgage and reimbursed IFB ALL costs including, rezoning, interest and closing costs. In December 1990, Charlotte County Commissioners established two special taxing districts for the island: Fire & Roads and Bridges. Bid in May of 1992, the County accepted bids for the new existing fire building and the new Barrier Island MSBU was formed in May of this year. The scope of responsibilities does not include input or recommendations on the proposed new fire house. Lou Ellen will maintain copies of everything. The only thing Lou Ellen did not research was how much of the taxing district has paid for the fire station out here.

- i. Andy raised concerns about the MSBU under its charter not having any impact on the fire station, and Charlotte County BCC having full authority over all decisions for the new fire house.
- ii. Lou Ellen agreed that if we can receive enough advanced notice of a meeting we will have a representative of PIE arranged to go and make a speech at any county meetings on the issue.
- iii. Andy also raised concern that we should have a voice and that there will be a number of factors that go into the location of the new fire station, beyond just esthetics and location. We should all consider that in order to expand the participation by the county on fire activities on our island, we need something that makes more County focuses as opposed to the scope of just fire on the island. The location selected should be suitable enough to provide more services to the county so we can get more support from the county.
- iv. Lou Ellen stated that Linda is in charge of Island Watch and will be watching this to let us know ahead of time so that all of the Board can have input.
- v. Jeff Bisgrove suggested that PIE should put out an email to all island residents to write to the Count Commissioners. Lou Ellen stated that we can.

#### **4. Treasurer's Report – given by Lou Ellen Wilson**

- a. Lou Ellen asked that the Board accept the Treasurer's report as information. Motion was made by Craig and the motion was approved unanimously.

#### **5. Report of Corresponding Secretary – Dave Mulvaney**

- a. Website – members only page: The only option we have through Weebly is to upgrade to a business plan at \$300/year. That is only the secure way to allow everyone to access personal data. The membership directory and other member only information can be posted here.
  - i. Gary inquired as to how having a more advanced website would be advantageous for protection of personal information over the current system and Mailchimp. Dave responded that we don't have transparency as to who forwards emails to who in Mailchimp and that it is not secure. With the website upgrade, we would at least have traceability as to who logged on when and what activities they performed on the website. Monica stated that one of the additional advantages of the secured website is that this would allow us to post information and the PIE newsletter in a secured site that members only could access, so everything is not out there in the open to forwarded for anyone who goes to our website to read it. It is a tactic of

showing the value of PIE and potentially increasing membership for access to news. Linda commented that the statement that we'd limit access to certain things to encourage membership, and that she thought the whole reason of PIE was to get all the information we can out to the whole community, even if they are not a member on important issues.

- ii. Dave motioned to increase the budget for web hosting. Lou Ellen called for a vote:
    1. Yes - Sally Johnson, Cori Hane Palmere, Lindsay Yates, Andy Ronald, David Witters, Dave Mulvaney, Monica Errico, Lou Ellen Wilson, Craig Baresel, Jeff Bisgrove, and Heather Stout.
    2. No – Gary Galloway and Linda Cotherman
  - iii. The motion passed at 11 Yes and 2 no.
- b. Mailchimp campaigns
- i. 6 mail campaigns have gone out since our last board meeting. Opening rates have been around 62%. The click rates were average at 13%. We have mixed feedback into the PIE email saying we are sending out too much information, whereas others are saying that we're not sending out enough information. We talked about sending out the Newsletter only on a quarterly basis, and with the red tide it was important to get more information on this out quickly. We also got out the information on the Englewood Water, and several other county meetings.
  - ii. Lou Ellen opened up for discussion if we wait for the newsletter on recaps or do we send things out as they come in.
    1. Dave Mulvaney felt that the communications team could be a little more timely on sending things out. This is because within the communications committee we've been taking back and forth on whether something should go out. Dave mentioned part of this is because we have to fact check a lot of the information because we don't want to send something out that is not factual. That takes time and the majority of the Communications Committee has full-time jobs, but we want to make sure that we are sending information out that is credible.
    2. Monica stated that it takes a long time to put all of this information together. For example, with the landing page for the red tide update, it took us about 3 weeks to put that together because we need to fact check every link on every informational website we include on the landing page. When someone sends something to post through PIE, we have to look at all facts stated, all links to all website for education, we need to make sure there is nothing political, controversial, and not factually supported in there. Sometimes we get a few sentences to announce a meeting, but there is not location, time, or agenda that can be found. These issues are common when members and BOD submit something they want to send out to the membership.
    3. Craig stated that just send an email, especially if it's with the county, or effects the Island. If they don't like it, they can delete it.
    4. Linda stated that she agrees with Craig, that if it's getting to them then it is up to them to read it or not. Smaller things that aren't changing that fast can wait until the quarterly newsletter.
    5. Jeff Bisgrove asked if information was coming from the other committees to get information out in a timely manner. Monica stated that it's not coming from committees, and that we too often do not have full information when

we receive it. It takes a lot of back and forth to the person submitting to get the full information, and a lot of the time we never get the full information.

6. A member from the audience spoke, stating that she does not live here on the island and depends on this information. If it is important stuff, please send it out.
  7. Heather would like to see more information on the island spin. For example, "today was gorgeous day on the beach" and "if you are interested in the red tide you can vote."
  8. Andy stated that things need to go out timely if they are too important, and to error on the idea of too much information as opposed to not enough.
  9. Lindsay stated that things that affect people's health, pocket book, and property value needs to go out right away.
  10. Lou Ellen commented, that when we have major meetings like the beach renourishment, that information should go out in a couple of days rather than waiting for a newsletter.
- iii. Lou Ellen called for a vote for timely information on governmental issues that affect our pocketbook and way of life within 2-3 days within the meeting. Other things that are not of immediate concern, we can wait until the newsletter. The motion was approved unanimously.

#### **6. Committee Reports:**

- **Info Central – Sally Johnson (given by Lou Ellen Wilson)**
  - CERTS Certification Training update – On November the 13<sup>th</sup> we will be giving a mini CERT program on the most important topics. Will send the information out for November the 13<sup>th</sup>. The mini CERTS training is free and open to anyone on the island.
  - Sally would like to schedule a joint effort on red tide with the Bocilla Island's Conservancy for late October. They will bring in experts on red tide.
- **Social Committee - Rose Malone**
  - There is a meeting on 8/14/2018 at 7PM to start planning for the street dance next year and any outstanding ideas for this year. Email ideas to Rose.
- **Island Watch – Linda Cotherman**
  - The Roads & Bridges held their quarterly meeting on 7/31/18. Charlotte County is amending their right of way ordinance to address violations in the right of way.
    - The bridge repair bid package will be sent to the purchasing department soon to go out to bid.
    - The board voted to recommend the extension of the road grading contract for 1 more year starting December 13<sup>th</sup>. The purpose of the unit has requested to include sidewalks, landscape, and control of exotic plants and animals. It was noted that the County is trying to align MSBU's similar to Boca Grande.
    - The next meeting is December 3<sup>rd</sup>, 2018.
  - There will be a public budget hearing on Sept 10. The final is on Sept 24<sup>th</sup>. They are both at Murdock at 5:01 PM.
  - Beach renourishment amendment has been approved. They are still working on the contracts and bidding for that.
- **Utility Update – Craig Baresel**
  - Sewer Report.

- Not much to report. Charlotte County canceled the quarterly Utilities update meeting that was scheduled for July 31. They did not post a reschedule. I called the Utilities office last week and asked and they still did not have a new date.
  - On the County website also last week a new Utility Director name appeared. They must have filled the open position very recently. There has been no announcement of any kind yet. His name, Craig Rudy, appeared in the personnel chart but his picture was not posted yet as of yesterday. I'll try to keep up on when the next Utilities update meeting for the Commissioners is but if anyone hears of it please let me know.  
County website – new utility director name appeared. Craig Rudy.
- P.I.E. Report Water Rate Increase, 8-13-18, Craig Baresel and Lou Ellen and went and met with Craig Noden at Bocilla Utilities on June 18 and the new Director at Englewood Water District, Ray Burroughs, on July 10 to push for options to avoid or lesson the additional \$1.37 increase per 1000 gallons coming in February. Lou, already sent the board a written recap that reported we both testified along with Adam Beckstead at the public August 2, Englewood Water District meeting. Bottom line is Englewood Water would not consider any alternatives and we will be getting another \$1.37 per 1000 gallon increase in February charged from Englewood Water District and passed through to us by Bocilla Utilities.
- PIE water testing - On July 31, Dick Sadenwater and I took Larry Nunley from Pace Analytical to 11 sites around the island to collect water samples for fecal coliform testing. The sites covered basically every canal, the inter coastal, and the beach. There were some very high levels of red tide and we asked if they thought that would have any effect and the answer was it was not likely directly related to the testing we were doing. We got the test results back a week later. I will forward the report to Monica and Dave so it can be posted on the website with the reports since 2012. Overall the results were very good. Most standards suggest in simple terms anything under 100 parts per 1000 are considered very good, under 200/ 1000 good, and over 400 you have problems. Our highest reading was 38/ 1000 and it was on the inter coastal near the ferry landing. The next two highest of 28 and 27 per 1000 were near the ends of the 1<sup>st</sup> couple canals north of the ferry. All the other locations were below 10/ 1000. Big picture this would support the argument that our septic systems are not causing a problem. At the last board meeting there was discussion about whether we are doing the “right” tests. I tried to do some digging. The testing for fecal coliform we are doing has been done and accepted for years by most government agencies. In the last few years there has been a shift to recommending testing for a different related bacteria called enterococci when testing in salt water areas since that bacteria stays active longer in salt water. Charlotte County tests for this in their testing including testing north and south

locations on Palm Island beaches every couple weeks and near our inter coastal. They also have some charts that show over the last 10 years the highest reading they typically get occur between July and September so our testing falls in the typically worst time. Water testing will be updated to the PIE website.

- **Administration Committee – Overview given by Candy Cohen**
  - These are proposed amendments to Articles of Incorporation and By-Laws. They won't be discussed today and submitted as information. Reference Appendix I for the synopsis. See attachment "PIE ARTICLES OF INCORPORATION - Amended – proposed.pdf" and "PIE BY-LAWS - Amended - proposed.pdf"
- **Security Committee– Dave Mulvaney**
  - Sheriff Ed has been splitting his time between our island and LGI. He is now being assigned off island hours which means he won't be here full time. If anyone is unhappy with that, you can contact PIE to get the contact information of who to contact on this issue.
  - There was a paid detail on July 4<sup>th</sup>. At one point we had 4 officers on island.
  - Issue of golf carts on the beach– golf carts still accessing the beach. Days and locations are narrowed down. Sheriff Ed is working on that and trying to get that taken care of. It is unknown if that this is due to island residents.
- **Scholarship Committee- Heather Stout**
  - Scholarship application - Back On December 1<sup>st</sup>, 2008, the Board passed an amendment on to state that you must be an active family member for 2 consecutive years prior to your application, and members of the committee must approve the service project or island community service in advanced. We've are also suggesting that the grade point average be removed from the application. **We've also removed the requirement for off-island community hours.** [ME2]
  - We recently submitted community service hours from one student. The student could only go by information supplied to us. We could only go by information we had at the time and were not aware of the 2008 vote. Therefore the hours will be to approved.
- **Welcome Committee – Lou Ellen**
  - The Board is still looking for someone to fill the position as Chair. Lou Ellen and Lindsay Yates will continue to send out letters.

## 7. Old Business:

- Testing of water in canals - update by Craig Baresel.
  - a. Board thanked Craig Baresel and Dick Sadenwater for their contributions on getting the water testing complete.
  - b. On July 31, Dick Sadenwater and I took Larry Nunley from Pace Analytical to 11 sites around the island to collect water samples for fecal coliform testing. The sites covered basically every canal, the inter coastal, and the beach. There were some very high levels of red tide and we asked if they thought that would have any effect and the answer was it was not likely directly related to the testing we were doing. We got the test results back a week later. I will forward the report to Monica and Dave so it can be posted on the website with the reports since 2012. Overall the results were very good. Most standards suggest in simple terms anything under 100

parts per 1000 are considered very good, under 200/ 1000 good, and over 400 you have problems. Our highest reading was 38/ 1000 and it was on the inter coastal near the ferry landing. The next two highest of 28 and 27 per 1000 were near the ends of the 1<sup>st</sup> couple canals north of the ferry. All the other locations were below 10/ 1000. Big picture this would support the argument that our septic systems are not causing a problem. At the last board meeting there was discussion about whether we are doing the “right” tests. I tried to do some digging. The testing for fecal coliform we are doing has been done and accepted for years by most government agencies. In the last few years there has been a shift to recommending testing for a different related bacteria called enterococci when testing in salt water areas since that bacteria stays active longer in salt water. Charlotte County tests for this in their testing including testing north and south locations on Palm Island beaches every couple weeks and near our inter coastal. They also have some charts that show over the last 10 years the highest reading they typically get occur between July and September so our testing falls in the typically worst time.

- Mosquito Control – update by Andy Ronald
  - a. Andy coordinated the sale and distribution of mosquito control bags. They have all been picked up. If we need more we can go back.
- Newsletter - Update by Monica Errico
  - a. The latest newsletter was a special edition to focus on red tide. Here you will find the FAQ on Red tide, blue green algae, and pictures from the condition of the island.
  - b. Monica thanked Dave Mulvaney and Heather Stout for their contributions to the edition on red tide.
  - c. We added contact information of government officials because members requested this by submitting the contact info supplied in the newsletter. We put these into the newsletter, but we were not able to present this in an organized fashion. There are too many people to contact and who knows if they are really going to make an impact. Monica suggested that rather than tell members to reach out on their own, PIE come up with a position paper.
  - d. Monica motioned to develop a position paper in order for the PIE as an organization to represent it's position to public officials. Candy Cohen noted that BICI has recently released their own position paper on Red tide via Facebook a few days ago. Lou Ellen motioned that the PIE Board create its own position paper on this issue. The motion was approved unanimously. Lou, Monica, and Heather to work together on this.
- Island Signage – Don't speed /Egret it sign by Andy Ronald
  - a. At the last PIE Board meeting, Andy and Cheryl Ronald had offered to redo the sign to have it recreated the way it was created because it is in poor condition, a faded great piece of art at one time.
  - b. It is unknown if the sign belongs to PIE. Candy Cohen will look into this and report back at the next meeting.

## **8. New Business**

- Meeting on Red Tide by Lou Ellen Wilson

- a. This is a reminder that there will be a meeting sponsored by the Clean Water Tribe on August 24<sup>th</sup> at the Englewood Event Center. There will be speakers that are knowledgeable on red tide. This will be posted on our website. Monica noted that the Clean Water Tribe was the “People for a Solution to the Pollution” in the newsletter because that was their name at the time.
- Annual Meeting by Lou Ellen Wilson
  - a. Deadline for Candidate Resumes/Date for Meet the Candidates
    - i. December board meeting is a “Meet the candidates” meeting where candidates will have 5 min to make a presentation as to why they would like to be a member of the board of directors. In order to respect our 30-day notification, notice for the annual meeting needs to go out by the 4<sup>th</sup> or 5<sup>th</sup> of December.
    - ii. Lou Ellen motioned that the deadline for resume submission date for BOD candidates be Nov 15<sup>th</sup>. The motion passed unanimously.
    - iii. December 10<sup>th</sup> is the date for the December board meeting.
- Hurricane Procedures by Craig Baresel
  - a. I reached out to Palm Island Transit and they sent the current procedures in the event of a hurricane. I sent the information to the board and Dave has it posted on the P.I.E. website. They are committed to do their best during an evacuation and run 24 hours if necessary but folks need to remember they have government regulations that stop them when winds reach sustained 45 mph.
  - b. The P.I.E. website has a lot of good links to hurricane information and preparedness. This was prepared by the PIE communications team as part of the PIE May 2018 Newsletter. In checking these out, the ready.gov site has a lot of excellent information. I would suggest possibly adding the link to the Charlotte County website for some good information regarding our local area including things like evacuation routes, shelters etc.
  - c. <https://www.charlottecountyfl.gov/services/emergencymgmt/Pages/default.aspx>
- Easement Signs by Dave Witters
  - a. Dave thanked everyone on the former PIE Boards that obtained the easements recorded. The private easements are one of the best things that PIE has ever done for this island, to give everyone guaranteed access to the beaches. We should take some pride in this and decorate the entry way to be more prideful of this accomplishment and for everyone to know that PIE maintains these and hopefully encourage more membership. People need to know this because a lot of people just think that they are private easements and can’t go through them. It restricts access and people get bunched up on the public access areas. This is something great. PIE did it for the island and we should take responsibility for them. We should do something nice with the signs. Dave agreed to look into this and make some recommendations at the next meeting.
  - b. Linda Cotherman stated that there may be some issues with this. It depends on what you want to say on them and what you intend to put on there. If it is PIE, as in Palm Island Estates, the original plat was intended for all residents of Palm Island Estates, renters and guests included, they were not originally PIE as in our homeowners association. It’s not known if putting “Palm Island Estates” is going to be clear to renters that they can use these. It was brought up in previous discussions that people who are

renting don't know that they live in Palm Island Estates. That was the wording to say that they are not public accesses.

- c. Currently there are 13 Palm Island Estate easements. These accesses should not be used by people walking over or not staying on the island – the public that comes over.
  - d. Pat Gordon from the audience commented that new signs should not show PIE, but rather Palm Island Estates subdivision.
  - e. Lou Ellen noted that PIE does pay for insurance on these and that we have a Quit Claim Deed on them, meaning that PIE owns them or at least until someone contests it.
  - f. Linda Cotherman discussed a court case in which the judgement that came down per the recorded plat were intended to be used by anyone on the island that owns property. Pat Gordon commented that this had to do with one of the original beach renourishments. The county had to come up with enough parking spaces and access for the public. To get that, and to get state money probably, was to say that those easements were public and that they were county.
- Purchase Beach Rake by Dave Mulvaney
    - a. Dave sent out all of the information to the BOD on the Barber Beach Rake system. Every other county except for Charlotte County has been seen using them on the news, so you can see that every other county is using this type of rake to clean up all of the dead fish and seaweed from the beaches from the red tide. Lee County just purchased 2 more and will be taking possession next week. His goal is not to say that us as PIE can purchase this to clean the beaches, but his idea was to start the conversation to see if this is something that us as island residents as a whole should have because we are not getting any support from the county. On Sunday we had the Hands Across the Water and after there were a couple of us cleaning up the beach and that was pointless because there is too much beach, it's difficult to remove manually, and there were more fish already washing up. We spent a couple of hours to clean up a few hundred yards, but more keep coming. Is there a way that we can clean the beaches? We have a problem with the smell, and we are losing because there are a ton of rental units that are being vacated. That trickles down to those who rely on making a living renting the units, cleaning the units, impacts traffic into the resort and everything associated with that. Should we as PIE look into going to the county and asking them for support to purchase this for the benefit of the island?
    - b. Heather inquired as to if something like this is legal. Monica stated that she has had discussions with the county and FL State DEP. These discussions were with Jamie Scudera, Natural Resources Project Manager at the Parks and Natural Resources Division of Charlotte County, and Jennifer Cowart, Beaches Field Services, South District of the Florida Dept. of Environmental Protection about how to get our beaches cleaned up. The county ruling was that our islands, which the county refers to them as Palm Island, does not contain any public beaches and stated that any cleanup we would have to pay for ourselves because the beaches are considered private. They suggested hiring a company called Beach Raker and pay for this ourselves. Beach Raker uses the same equipment that we are discussing. All that is required on our end is an annual permit, and after issued we need to log the data and time of the start of cleanup with signoff from a Turtle patrol member that the beaches are clear of turtles.

- c. Jeff Bisgrove commented that Down to Earth could rent their tractor out and that they could get the insurance to cover this. Buzz also has the same setup with his tractor. We can work with the turtle patrol to ensure that we don't disturb any nests. The dead fish would have to be put in dumpsters.
- d. Dave Mulvaney stated that we understand that there is a lot involved, but us going out with our shovels, rakes and bags is not the answer. This is just a conversation, and people need to discuss the options. We can also look into a partnership with the resort here and ask them to waive the fee to bring dumpsters over, or ask the county to provide the dumpsters.
- e. Jeff Bisgrove stated that we have QPS Development, owned by Donald and Sande Thomas, who also reside on Bocilla, and have offered to donate the time and the rake to clean all of our beaches through QPS. They can only do this for us if we can find a way to fund the cost of the dumpsters and ferry feed. The machine has a 3 yard capacity to it that is used to collect the fish and transport into the dumpster. It has the capacity to clean 9 acres an hour.
- f. Pat Gordon (audience) raised concern about laws prohibiting anything mechanical on the beach. Monica stated that the county agreed to issue the permit for such instances and that the county themselves outsources cleanup to Beach Raker for instances when the cleanup cannot be accomplished manually. Jamie Scudera, the county Natural Resources Project Manager, had stated that the fish kills have not been extreme inside the public beaches within Charlotte Harbor so far during this red tide, and therefore have been able to clean their public beaches by using individuals on good behavior from the county jail. They will issue the permit. We do not know what the permit costs. It would be up to the contractor to show proof of insurance and pull the permit. We can look into permit costs if we proceed.
- g. Dave Witters discussed how we have public beaches because the erosion control line is set far back. Monica explained that this was also additional reason why the county says we are on our own. Everything is private to the erosion control line, afterwards it is considered state property, and not county. The county was firm that we have no public beaches on our island. They do not consider the public accesses and parking spaces to count as a county public beach, they are still considering this private.
- h. Gary discussed how his homeowners association on south gulf met with the county, where they stated that in order to get beach renourishment they had to have public beach access. There are 2 of these on South Gulf: one at the pool for their homeowners association and further north. They created parking for these.
- i. Dave Witters stated that he met with Commissioner Truex. The state doesn't consider the mean high water tide line as the state public area, it goes all the way back to the dunes where the erosion control line is. That is what the state is fighting right now. The state claims all of that behind that line.
- j. Linda Cotherman discussed that there may not be an answer to this because there is confusion on what the county considers a public beach and when that is developed and designated and gets funding as opposed to what are public beaches composed of the sand all around the coast of Florida. That is the issue is that we don't have sand designated for the beach to the public.

- k. Jeff Bisgrove came back to the immediate issue which is that we have a company from a resident on the island willing to donate their equipment and time if we can cover the ferry and dumpster fees. It's a stopgap, but going forward we need a more permanent solution.
- l. Lou Ellen appointed Jeff to coordinate all the information and as soon as he does this we can get a quick approval via email with the board.
- Cameras at Landing by Jeff Bisgrove
  - a. As part of security, people have been asking about cameras at the ferry landing. Jeff brought an example of a Verizon Arlo camera system to show to the Board. These are solar, and they can be mount to anything and be moved. The cameras are \$430 for the setup for one camera. Dave Witters also has the same cameras setup at his job sites. We can set up one camera at the ferry landing that would allow immediate surveillance and security for people coming on and off the island in case we have an offender that needs to be apprehended. We could also set on up and stream live so residents can see what the line at the ferry landing looks like if they need to leave. We could also set up a 3<sup>rd</sup> camera for a beach/sunset view. We can do a 4<sup>th</sup> camera setup in troubled areas where the golf carts are going onto the beach. This can be moved anywhere because it streams through Verizon cell towers. This would have been a great thing to have when Barbara's golf cart was stolen at the ferry landing. That would have all been on video. There have been several golf carts and bicycles stolen from the ferry landing and this is something that needs to be addressed. It records and stores video up to 30 days.
  - b. Heather inquired as to who would have access to the videos. Dave Mulvaney suggested that it can be streamed through the members only section of the PIE website for viewing.
  - c. Dave Witters stated that his commercial phone line for the same system is only \$20/month. You can put up to 5 of the cameras on one phone line.
  - d. Jeff Bisgrove stated that he and Dave Mulvaney spoke with Sheriff Ed about this. We can post signs so that people know they are on surveillance. It makes his job easier to prosecute when there is an offense. The biggest cost is paying for the cameras up front. The camera is \$430 and then it's \$20/month.
  - e. Gary raised a concern that the cost of \$430 was not all it would cost. He wanted to know the cost of installation. Dave Witters commented that there is no installation, it is plug and play.
  - f. Heather raised concern about privacy. She stated that this needs to go out to the membership to understand if they even want to be on camera. There could be some people that strongly oppose this.
  - g. Linda inquired as to if we would need permission from the ferry.
  - h. Lou Ellen stated that we should table this until the next meeting so that we all have time to study up on this. Please bring questions and concerns to the next meeting. This will also be a big impact on our budget for next year so we might want to think about having the members because of privacy issues, so we should have the members vote on it as opposed to the board voting on it. She stated that it was a great idea and thanked everyone for the information.

## **Adjournment – 7:30 PM**

Respectfully submitted,

Monica Errico, Secretary

## **APPENDIX I**

# **Palm Island Estates Governing Documents Update**

**August 13, 2018**

Purpose of “Common Sense” Updates

(Articles originally drawn up in 1980 and By-Laws as amended from time to time.)

- Amend for new technologies (email, website and no more fax)
- Amend for new legal standards and best practices in state of Florida
- Update to reflect current purpose and practices

Format – “Track changes” is used to show all changes except:

- listing of contact names and addresses for various roles
- listing at end of By-Laws summarizing updates over the years (all updated are incorporated)

## **Articles of Incorporation**

Article III

- updated general purpose

Article IV

- FS reference for corporate duties has changed
- Florida best practice is to delineate powers specifically versus blanket powers. By-Laws (V.7) have always restricted powers and do not allow taking on debt and other liabilities or levying assessments.

Article VI

- TBD - Researching actual service hours/requirements of Registered Agent per (FS48.091) which

applies to corporations organized under FS Chapter 607

- We are organized under FS Chapter 617 Not-for-Profit (not to be confused with 501-c3 charitable organizations referenced above).

Article VII

- Made the number of directors consistent with the By-Laws
- Discuss as trend in Florida is to reduce number of directors and limit background checks required by D&O insurance coverage - we can spread the work load more by engaging more volunteers on committees based on interest from their membership applications.

Article IX

- Made amendment of Articles consistent with By-Laws on amending By-Laws.

Article X

- Clarified amendment process for Articles to allow voice of Members present to “be heard” via their votes on proposed and properly noticed document changes.

Article I

- address updated

Article II - Membership

- Clarify confusion over original intent seen 1-2018. Each “person, family or entity” who owns or rents for > a year

- One vote regardless to the number of properties owned
- Death of member expanded spouses to include surviving resident family members

#### Article III – Member’s Meetings

- Expanded notice from 10 days to 30 days
- Updated for website and email notice
- Reflected earlier update to govern by Abbreviated Roberts Rules

#### Article IV – Directors

- Nominations - Issues with D&O insurance and Fidelity Bond coverage increase with conflicted directors having access to or influence over assets ensure we exercise fiduciary (i.e. prudent person) care to avoid these situations

- o Fidelity Bonds have been rescinded and D&O not honored when the organization could be shown to have reasonable knowledge of officers or directors at higher risk to misuse funds

- o Florida firms adopting more standards commonly seen in financial services, where all staff undergo criminal, financial, education and drug testing and background checks

- Absentee Ballots – updated for email; clarified no way to vote more than once to avoid confusion seen 1-2018.

- As counting valid votes is more complicated than a simple tally, officers will be elected at first board meeting after election of directors.

- With electronic board meeting attendance, updated forfeit of office conditions.

- Also, best practice supports removal of an officer from office for cause by other directors. This requires entire Board to vote as we don’t want to remove voice of directors who may travel or be part-time residents. Snow birds who own here are members too and just as committed to the Islands.

- Removed executive committee as obsolete and to encourage broader participation

#### Article V – Duties of Officers

- President appoints committee members updated for practice

- Updated Secretary and Treasurer duties as has been the practice for many years

- Updated Recording & Corr Secretaries to reflect role - Secretary and Web Master

#### Article VIII – Amendments

- To hear voice of members, and to not discriminate against snow birds and travelers, allow proxy voting on proposed By-Laws changes.