**EFBOA**
**BOARD OF DIRECTORS MEETING**
09/08/2025

**I. CALL TO ORDER**

Lanny Roberts, Board President, called the Board Meeting to order at 5:30pm. The meeting was held at Jon Roll's house and via Zoom.
A quorum was present.

**II. ROLL CALL**

Board Members Present: Lanny Roberts, Cheryl McDaniel, Tammy Ahles, Jon Roll, Alex Anns, Jenn Manes, and Matt Schnell.

**III. APPROVAL OF MINUTES**

Approve prior meeting minutes for Motion.
Moved, Seconded, Unanimously Carried (MSUC) as submitted. No changes.

**IV. TREASURER'S REPORT**

The Balance Sheet and Profit and Loss Statement are attached. Tammy Ahles said that the Association had $51,905 in the checking account and $70,242 in the savings account. Members can now pay by credit card; there will be a 3% charge added to payments received after the new year. The number of delinquent payments has been reduced considerably (about $39,000) and letters will go to the holdouts. Liens will be placed against those accounts 2 years in arears.
Lanny moved that Reed, Parcel 76 be allowed to settle-up by paying the outstanding dues as well as 50% of the accumulated penalties incurred.
Moved, Seconded, and Unanimously Carried. (MSUC).
It was also moved that the EFBOA secure a debit card for minor expenses.
MSUC.

**V. ROAD REPORT**

Lanny, Matt Schnell and Mike Dickinson will prepare a list for paving single lane roads to to full time residents and completed homes in the next couple of weeks. Proposals for other Roads projects will come later.
Regarding safety, the blind corners along Marina Drive will be cleared of vegetation. Signage will also be improved.

**VI. ARC REPORT**

Jon Roll, ARC Chair, said that he followed-up with the CZM and the Owner regarding Parcel 200A3-C. The Owner is still awaiting approval of the permits and pledged to comply. Emails were sent to 7 Parcel Owners citing each complaint received on July 23. Only one Owner has responded and that was a request for further information, which was subsequently provided.

**VII. WETLANDS UPDATE- GIFFT HILL PARCELS**

The EFBOA received a proposal from GHS on Sept 4. The response to the proposal was discussed and a letter will be drafted and approved by the Board via DocuSign.

Upon receipt of an agreement from GHS, the Board will make a Zoom presentation to the Membership and ask for a Vote of approval. The Vote will be conducted via email, using Election Buddy.

**VIII. BYLAWS**

The Board will schedule a Vote on the updated Bylaws following the conclusion of the GHS land sale agreement.

**IX. OTHER BUSINESS**

Main Entrance Sign: The sign looks great. Lanny proposed to move the sign to the closer side to the road on the same culvert and out from under the tree in a more prominent location. Lighting should also be added.
Signatory: Three signatures, Lanny Roberts, Jon Roll and Jenn Manes, have been given to First Bank. We await approval.
Communications: Alex Anns continues to work on the Website, Welcome Packet and Membership Contact List.

**X. NEXT QUARTERLY MEETING**

Monday, November 3 at 5:30pm at Cheryl McDaniel's house.

**XI. ADJOURNMENT**

There being no further business, the Meeting was adjourned at 7:00pm.

These minutes were approved by the Board of Directors.

Jon Roll, Secretary
09/10/2025