

Overlook Bay Property Owners' Association Board Teleconference
3 August 2020

Minutes submitted to and approved by BOD

Those present were Phill Combs (P), Ken Taylor (T), Bill Yri (S), Jack Koenig (M), and Lisa Combs (M).

Phill Combs opened the meeting at 6:30 p.m.

1. Ken stated we have received \$54,357 in dues payments. A number of foreclosure notices were issues, but the server had a major problem finding a physical person to present them to. TN has issued a ruling that short term rentals are considered a business {businesses are specifically not allowed in our covenants}. TN environmental has also issued a ruling that no rental house can have more than 12 people in it.
2. We had an extensive discussion concerning the upcoming Annual meeting in Oct regarding if we should cancel it due to the virus. At this point we only have 96 owners who are paid and eligible to vote. Again, for another year we do not see having a voting quorum needed to make an election official. Given that and the continuing issues with the virus a motion was made to cancel the Annual meeting and instead send out a newsletter with a link for a online access to the financials using a passcode for this year. The motion was seconded and approved unanimously.
3. Dock issues: Jack reported on discussions with a contractor regarding extent of work needed and estimates for the repairs. Our plan is to move the dock over to the left side of the ramp, do the needed repairs to the dock itself and add a 60ft gangway from a new anchor point on the left side of the ramp to the dock. The dock repairs are estimated at about \$3,000 and the 60ft gangway cost and anchor point is estimated at a little over \$12,000. After discussion, a vote was taken to proceed with the dock repairs and gangway while we continue to get an estimate for the excavation and limited concrete work that will be needed from the new anchor point down along the edge of the current ramp as needed. The vote to proceed was unanimous.
4. The meeting was adjourned at 7:28

Respectfully submitted,

Bill Yri (S)