

Palm Island Estates Homeowners Association
Annual Membership Meeting
January 4, 2025

President Meryl Schaffer called the meeting to order at 10:01 a.m. A quorum was met. Out of the 86 paid-to-date-memberships, 34 households attended in person and 9 submitted proxies. Board members in attendance were Linda Cotherman, Meryl Schaffer, Susanne Stubbs, Lindsay Yates, Amy McCully, Mic McCully, George Sinnett, Deb Knighten, Ember Harker and Amanda Small. Kelly Lube was absent. Minutes from the 2024 Annual Meeting were approved unanimously.

President's Report:

In the year 2024 the Association had a total of 249 member households, at year end, which is only one member shy of the all time high of 250. During the year PIE put on eight social events and presented four Info Central informational meetings. This year we did not hire additional island security over the July 4th holiday and there were no incidents reported. Meryl expressed the appreciation of the PIE Board and the community with thanks to Buzz Mallett for keeping the island roads in great shape, Ray Smith for taking responsibility of the flag at the barge landing and for being the go-to man for flag etiquette and procedures, all homeowners that have helped with beach access clean-up, Turkey Trot organizers for the support of the scholarship fund, and Melissa Goodhead for the door-prize donations for the fundraiser at the Hideaway. In April we had the return of Environmental Utilities and the application for central sewer. PIE hired the attorney, Brad Kelsky, from the last go round and formed allies with LGIPA- Little Gasparilla Island Preservation Alliance. PIE Action Committee hosted multiple fundraisers and will continue its efforts as the bulk of the expenses will be due around the hearing dates 1/28/25-1/30/25.

Treasurer's Report:

Income for the year, not including donations, was \$12,252, most of which was derived from dues payments. General operating expenses totaled approximately \$10,843 for a net income of \$1,409. We also received a very nice \$400 donation to the Scholarship Fund. The largest expense for 2024 was liability insurance \$4,262. Although we have worked hard to get the insurance premiums lowered, and have been successful to some extent, as everyone knows, the rates just keep increasing. Another larger expense was \$1,455 for the reconstruction of the destroyed stairs to the beach on the walkover at access 6 following hurricane Debbie. The new stairs didn't last long. We provided many members with house number signs which cost about \$1,000 total. All other expenses were modest. Also appearing on the balance sheet and P&L statement are the income and expense numbers for the Action Fund which is funding the sewer action against Environmental Utilities LLC with the PSC. Many generous property owners have donated \$83,817 and the expenses to date total \$34,210. For comparison purposes, the last go round cost \$138,000. The Association's bank accounts had the following balances on December 31st: General operating accounts (checking and savings), \$29,923; Action Fund (for legal matters) \$59,582; and the Scholarship Fund \$9,200.

Committee Reports:

PIE Action- Meryl Schaffer: Return of the sewer in April and the formation of allies with LGIPA. The discovery period ends 1/6/25. All documents are public and are posted on the PSC website. January 28 begins the hearing at Tringali center. The technical hearing will begin at 9:30am with the service hearing beginning at 6:00pm. January 29, the service hearing will resume at 9:30am and the technical hearing will follow. If needed the hearing will continue to January 30. ALL are encouraged to attend. WE NEED BODIES. Ideally at the service hearing times, 1/28 6:00 pm and 1/29 9:30 am.

Info Central – Susanne Stubbs: Four programs were held this year – the first was in January for dune restoration and the second was in March an Insurance Q&A with Nate Italiano. The third was in May with PIE Action on Central Sewer, and in June was the fourth on Hurricane Preparedness with Patrick Fuller, Director of Emergency Management for Charlotte County.. Another program is being scheduled for sometime in January before the central sewer hearing dates.

Social Committee – Kelly Lube: In Kelly's absence Meryl reported that the Social Committee had organized the following successful events during the year: New Year's Day Parade, Palm Palooza, an Easter Brunch and Beach Ball Hunt, a Family Movie Night, a July 4th Sandcastle Contest and PIE eating contest, Trunk or Treat for Halloween and Donuts with Santa in December.

Island Watch – Linda Cotherman: (1) Charlotte County has approved a complete beach and dune restoration program for May 2025. (2) The County has approved a professional iguana hunter. Owners will need to fill out a form allowing them to access property. Form can be found on the PIE website. (3) Roads & Bridges is moving forward with a Community Plan (4) BICI will be improving the native landscape restoration at the firehouse. 5) A change in

speed limit, island wide, to 15 mph. N.Gulf Blvd from S.Gulf Blvd to the resort will be 20 mph. 6) Encroachment of right of ways is being addressed county wide. 7) Adopt an easement program- PIE beach access signs are being restored and replaced.

Communications- Ember Harker: PIE launched its official Facebook page to further its communication efforts with posts and updates. An updated website is in the works. A new logo was voted on during the meeting.

Membership- Deb Knighten/George Sinnett: We welcome new members to join and become a part of PIE.

Community Liaison – Amy McCully: Nothing to report

Scholarship – Kelly Lube: In Kelly's absence, Amy McCully reported that scholarship applicant Hunter Barrettsmith received a \$1,000 Island Kids Scholarship to further his education post graduation from Lemon Bay High School.

Old Business: Nothing to discuss.

New Business: (a) The 2025 budget was approved. (b) The following Board members were elected, Mic McCully, Ember Harker, George Sinnett. c) Deb Knighten and Ed Small have been working on logistics of a Live camera at the island side ferry landing.

The next regularly-scheduled meeting of the Board is January 13, 2025.

The meeting was adjourned. Pie was served.

Respectfully submitted,
Amy McCully, Recording Secretary