

LTEA Special Board Meeting

July 16, 2024 Oakwood 76 Unit Office 1800

Minutes

1. Call to Order: President 1800
 2. Pledge of Allegiance
 3. Roll Call: Secretary
 - a. Present: South, Palmer, Blundy, Huddleston, Kinney, Pitlik, and Davis
 - b. Absent: Bolser and Buck
 4. Opening Remarks: Vice President Ray South
 - a. Resignation letter from Bill Buck 7/16/2024, see below for copy.
- A. Nominations for open Director position left by Neff (ends 6/30/2025).
- a. Missy Quick, Steven Brown, Christopher Greer
 - b. Chris Greer states he is new to Leisure Time Estates, bought 25 VJ, he volunteered during the tree removal
 - c. Steven Brown states he has attended numerous meetings, his family (grandparents) have been part of Leisure Time Estates for many years and has their lot.
 - d. Missy Quick states she lives on Eagle Bluff, she has been attending meetings for quite some time and would like the opportunity to serve.
- B. Roll Call vote for open position
- a. Davis asks are we voting on individual or as a whole. Blundy suggest to vote how annual ballot results and how Property Owner's voted, but the board will not concede to that. South states last time were written vote. Blundy states order was done by how names were given to nominations and order in hands raised at that meeting. Davis mentioned person at the end was not voted on due to filling prior. Pitlik mentions filling for building codes position. Blundy states appointed director tonight will get to pick between building codes and nominations. Pitlik mentions consideration for building codes. Blundy mentions that the appointed director will get to choose between the building codes or nominations.
 - b. Property Owner states after pervious annual meeting next person on ballot was appointed to the position. The Property Owner asks why are we not doing that? Blundy states the board did not make that. Blundy states the board did not choose to honor that for Property Owner's. Property Owner asks why, because that was past precedent who had the highest votes got on, why are you not going to do that tonight? Davis states not past precedent, it did not happen for him. Palmer states did not happen for mine. Blundy states did happen for Palmer. Property Owner states Palmer stated I got the most votes I'm on the board. Palmer states who did that. Property Owner states you did that. Palmer states I'm not going to argue, can we move on. I don't want to listen to this shit. Blundy states enough. Palmer states you're not going to scold me, I'm not in school. Blundy states listen, respect. Palmer states Lets go; I'm not going to argue with a Property Owner.
 - c. South suggest secrete ballot.
 - d. Donnie states South can vote, Blundy states South does not get a vote. Davis states yes, he does because he's the President and anytime you vote for a board member the President

votes. Blundy states I did not. Davis states anytime they don't vote it has to do with other matters, the President gets to vote because they are part of the board. Blundy states I never voted for. Davis states yes you did. Blundy reviews past minutes and shows Davis. Blundy voted only when in a tie. Blundy states in the minutes it even states break tie when I voted. Davis asks what tie and Blundy stated it was for appointment to the board. Blundy reads 5.04 President: The President shall not have the right to vote as a Director except in the event of a tie vote. Davis reads 4.04 Vacancies on the board of directors 1. If a Director resigns or leaves the Board during the person's term, the Board will select a LTEA Property Owner by a two-thirds majority of the remaining Directors to complete the term. Davis states the President is a Director of the board. Davis reference conversation with lawyer. Blundy states Lawyer stated you count the President in the number but not the vote unless there is a tie. Blundy states I did not vote as President unless there was a tie. Davis states the Presidents vote counts in all appointment for the board. Davis states I'm not going to argue with you, I'll let the President decide. South states if they did not want president to vote it would have been listed. South states I think the vote should count. Blundy states they did put it in 5.)4 regarding what the Presidents rules are, and President noes do not have a right to vote except in the event as a tie. Davis states 5.04 was written prior to 4.04, 4.04 came first. Blundy states that do not matter. Davis states he is the President, and he can make the decision. Davis continues with when you were president you got to make the decision. South states if they wanted an exception, it would have been written into 4.04. South states it sounds like President gets to vote. Davis states why did Blundy get to vote for President, Vice President, Secretary, and Treasurer. Kinney states she was not president anymore. Kinney asks South what do you want to do, let's make a decision. South states the Presidents vote counts; they should get a vote.

- e. Ballot sheet given to all directors with Missy Quick, Stephen Brown, and Christopher Greer, South instructed to circle one name and return to him
 - i. Results of vote: Missy Quick 3, Steve Brown 1, Christopher Greer 3 6:25 pm
 - ii. Results of Vote: Missy Quick 3, Christopher Greer 4 6:29 pm
 - f. Secret ballot Greer 4Y and 3N: Failed at 6:32 pm
 - g. Secret ballot Quick 3Y and 4N: Failed at 6:33 pm
 - h. Secret ballot Brown 3Y and 4N: Failed at 6:35 pm
 - i. Missy Quick withdrawals at 6:35 pm and asks to revote on Greer. Kinney asks about Brown. South states Brown will be first, Quick requests Greer first since he had most votes from board of directors.
 - j. Secret ballot Greer 5Y and 3N: Passed at 6:38 pm
5. Open floor for member comments. (limited time)
- a. Property Owner ask question about Bill Buck term. South states someone might move in and want to be on. Davis states not on agenda. Blundy states we have had a few consistent with coming to meetings and property owners even voted for them and the board choose not follow Davis states true. Blundy states not doing what property owners want.
6. Closed session to discuss 3 complaints.
- a. Ray states go into closed session for 3 complaints. Davis asks do you want us to do that. South suggests pushing closed session back due to Bolser not being in attendance. South states he is a little blind to the complaints and would like hear what Bolser has to say on them until he is back with us. South would hate to take that away from Bolser.
 - i. Kinney asks about 2 that have letters ready to be sent and need board approval. South is not familiar with the letters. Kinney states an email has been sent out from Blundy.

Blundy states no email response had been received. South would like to postpone until Bolser is present, he would like his input.

7. Property Owner asked if Bill Bucks open seat will be appointed at next meeting next week? Davis states yes. South states will get posted. Blundy states will post. Blundy asks Board of Directors to email her with monthly reports so that it helps when taking minutes. Davis asks to add subject line to emails. Blundy suggests having email just for board information. Davis states that is just for board stuff.
8. Adjourn motion by Davis with second my Palmer
 - a. Kinney (Y), Huddleston (Y), Pitlik (Y), Blundy (Y), Palmer (Y), Davis (Y), Greer (Y) Passed at 6:49 PM.

William C. Buck
20 V J Drive
Oakwood, IL 61858

Leisure Time Estates Board and Property Owners,

I am writing to officially resign from my position on the Leisure Time Estates Association Board, effective immediately.

I did not realize the struggle it was going to be to work with a board that does not follow rules or guide lines that was put in writing for the director to enforce. I am not sure why we had so much trouble enforcing them.

With new leadership starting, I hope for the best. I think there might be leaders in the right places.

Good luck,

William C. Buck

7-10-24