

Frye Island Incorporated – Board of Directors Meeting

Wednesday, August 8, 2007 – Community Center at 7:00 PM

1. Meeting Called to Order at 7:01 PM

Attendance: Dave Gleeson, Joe Potts, Phil Perry and Wayne Fournier
Absent – Bob Hannah and Ed Charrette

2. Communication & Petitions from the Public

Carl Hommel asked about the status of the driveway removal on FII lot #1768. Joe provided a summary of the activity that happened during July.

3. **Approval of Minutes:** A motion was made by Dave and seconded by Phil to approve the draft minutes of the 7/11/07 FII Board meeting circulated earlier by email. Motion passed 3-0.

4. Reports:

- a. Phil provided written financial reports (Balance Sheet and Income & Expense Statement from Quicken) as of 12/31/06 (annual 2006) and 7/31/07 (first-half of 2007). He recommended that these four reports be given to the Stockholders at the 9/1/07 meeting; copies were given to Wayne to be used in the reproduction.

5. Discussion Items:

- a. Status of Easement on FII Lot 1768 for Stevens family. Wayne reported that Mr. Stevens has verbally accepted the concept of paying \$1,500 to FII for the easement. The 57x112 dimensions that Mr. Stevens provided for the easement appear to be much larger than needed to cover the driveway and septic system. It was concluded to recommend that the dimensions be 50x81, which represents one-fourth of lot 1768. I was pointed out that it is FII's normal policy for the party requesting an easement pay for the cost of preparing & filing the easement. Wayne said he would communicate these items to Mr. Stevens.
- b. Status of Correction to Herzog Property Deed (1152 & 1153). No further action is required by the Board. Wayne is proceeding with the filing of the deed.
- c. Status of Clement Interest in FII Property. There appears to be no interest in using the fair market value to determine the sale price. This real estate matter will be dropped from the pending category.
- d. Frye Islanders Corporation – 2007 Filing with State of Maine. The FIC corporation papers were updated with the State of Maine. The officers of FIC are the same as FII.

- e. Potential Bid Lot 1349 – Allen & Denise Meserve. A formal bid from the Allen & Denise Meserve was received by Wayne and distributed to the Board members. The bid price on the form is \$25,000, which means that the buyer feels the fair market value is \$38,462. The Board feels the fair market value is probably in the \$60,000-\$65,000 range. Wayne will communicate this value range to the Meserves. If they are willing to proceed with a potentially higher fair market value, then FII will pay for an appraiser to complete a formal appraisal of the property. Once that is completed, then negotiations with the Meserves can proceed.
- f. Offer to do Aerial Photography for Frye Island. An offer came in by U.S. Mail to do aerial photography on Frye Island. The Board discussed the opportunity and declined to follow up with the photography company. Information was turned over to Wayne I case any other organization had an interest.
- g. Interest in being Candidate for Board Position. With elections for the five Board of Director positions scheduled for the 9/1/07 Stockholders meeting, each Board member was polled to determine if they were interested in running for re-election. Joe and Ed said they were interested in running for re-election; Bob, Dave and Phil indicated they would not be interested in running for re-election. Wayne will draft an article for the next FINS indicating the next Stockholders meeting will be at 9 AM on 9/1/07, and an article soliciting candidates for the position of FII Board Director.
- h. Phil presented his findings on flooring alternatives for the South side of the Community Center. A sample of a thin, durable, moisture resistant product was shown. It appears to be the kind of product that could provide a good surface for that room. This information was turned over to Wayne for possible action by the Town in 2008.
- i. Phil indicated that the discussion he has had various people concerning the Community Center Kitchen improvements conclude that the project would be a major undertaking. Because of the potential high cost and only limited usage of the kitchen, nothing more will be done by the FII Board.
- j. Wayne indicated that he had received an informal request from the owner of lot 1302 to run cables across FII lot 1301 and place a satellite antenna on the opposite side of the lot facing the pool area. The owner is seeking a no cost easement from FII, subject to removal if the lot is ever sold. The Board discussed this matter, and concluded that they did not want to become involved with this kind of arrangement. It was suggested that a possible solution would be for the owner of 1302 to purchase the purchase 1301 from FII as a privacy lot. Wayne will communicate this to the owner of 1302.

6. Old Business:

- a. Lot 1994 – Larry & Julie Hill. No formal bid has been received from the Hills. The Board discussed the characteristics of lot 1994, and concluded that there is no interest in selling the lot at this point in time. Wayne will communicate this fact to the Hills.

7. New Business:

- a. Rollover of CD with Evergreen CU. It was concluded to renew the CD for another 12 month period with Evergreen Credit Union.
- b. FII Annual 2008 Budget. The draft 2008 FII budget that was distributed earlier by email was discussed. The only significant change is a reduction in expected Federal Income taxes, based on the results of the 2006 return filed this past spring. The Town Lease for FII facilities remains at the same \$28,000 value it has been for several years.
- c. Agenda for Stockholders Meeting. The agenda for the Stockholders meeting will only contain a financial report, elections of Board of Director positions and a motion to approve the 2008 budget.

8. Next Meeting Dates:

- a. Stockholders Meeting – 9:00 AM Sat Sept 1, 2007
- b. Board Meeting – 7:00 PM Wed Sept 12, 2007

9. Meeting Adjourned at 8:55 PM

Submitted by
Joseph Potts, Acting Secretary