**The Resort Town Hall Meeting Notes**

**Date:** October 30, 2024  
**Location:** The Resort Golf Course Clubhouse

**Board Members Present:**

* Dustin Austin – President
* Donnie Davis – Vice President
* David Miller – Treasurer
* Sandra Tucker – Secretary
* Chris Capehart – Member at Large

**Meeting Start Time:** 6:00 PM

**Call to Order -** President Dustin Austin called the meeting to order at 6:00 PM.

**Board Member and Essex Management Introductions**  
The meeting began with introductions of the Board Members and representatives from Essex Management.

**Statement Regarding the Resignation of Ryan Lockhart**

* Chris Capehart delivered a statement on behalf of the Board regarding the resignation of Ryan Lockhart from the HOA Board of Directors.
* The statement addressed resident concerns and clarified the circumstances leading to the decision, with a focus on ensuring transparency and maintaining trust within the community.

**Background on the Resignation Request**

* Shortly after Ryan’s election, the Board became aware of actions not fully aligned with the standards expected of a Board Member, including reported breaches of confidentiality and behavior impacting staff morale.
* Board President Dustin Austin contacted Ryan to request his resignation. Ryan was informed that, should he refuse, a special meeting would be called for a vote on his removal.
* Following this request, Ryan submitted his resignation via email.

**Issues Cited in the Request for Resignation**

* **Inappropriate Conduct:** Reports received suggested he stated that he had authority over staff employment status due to his Board position, thereby creating an uncomfortable environment for employees.

**Improper Behavior:** An incident involving an attempt to serve himself a drink from behind the bar was noted, which is a disregard of Board conduct standards.

* **Confidentiality Concerns:** Repeated incidents of sensitive information disclosure, which disrupted internal operations and created unnecessary concern among staff. Sharing of sensitive or confidential information is a serious violation of the fiduciary duties of a Board Member.
* **Impact on Operations:** Staff noted that Ryan’s discussions about personnel changes, particularly related to the food and beverage manager position, contributed to undue distress and turmoil.

**Resident Comments and Questions**

The Board extended multiple opportunities for Ryan to address the information presented by the Board and respond to comments from both Board members and homeowners. Ryan declined to personally respond, indicating that he felt it was sufficient for others to speak on his behalf.

The floor opened for attendees to address the Board. The following residents were given the opportunity to speak, ask questions, or express their concerns regarding the resignation:

* **Speakers:** Frank Romeo, Pam Nichols, Terri Livingston, Kitty Webster, Betty Hutchings, Jennifer Silvia, Kathy Caffey, Ron Caffey, Jeff Costello, Cyndi Kubich, Brandon Langdon, Dave Waytre, Daryl Grisham, Mychal Pletz, Kris Johnston, Larry Lawson.
* **Meeting Closure**  
  After all registered speakers had addressed the Board, the meeting was adjourned at 6:50 PM.