

Adopted as an addition to the Minutes of the July 8, 2026 Laurel Bay HOA Board Meeting:

I understand that homeowners can offer statements to be included in the monthly HOA meeting minutes. Since the July 8 meeting was very contentious, I am sending this to make sure the incidents were captured.

1. During the Open Forum homeowners have 3 minutes to speak about current issues within the community. Many owners expressed their concerns and negative reaction to a Rental Cap. Dr. James Wesley, chair of the Rental Cap Committee interrupted homeowners to state his opinions in opposition to theirs. Homeowners described the divisive community Laurel Bay has become. This part of the meeting was very emotional with outbursts and cheering for those who presented.
2. It should be noted that the Rental Cap Committee is only advocating for a Rental Cap and has never presented anything that did not persuade homeowners to support the Cap. This committee should have presented a balanced look from both sides of the issue.
3. After the close of the Open Forum overseen by Property Advance, the Board started to discuss a planned survey of community members. This survey was proposed to go community-wide and the discussion was about the questions therein. Dr. Wesley repeatedly interrupted this board discussion. Despite not being on the Board, Wesley interrupted Paul Abel, Board President who was attempting to facilitate a discussion only with Board Members. Mr. Abel repeatedly asked Wesley to refrain from the interruptions. Abel made the request no less and 20 times.
4. After Board President Abel instructed Dr. Wesley to not participate or influence the Board deliberations, Dr. Wesley stated, "It doesn't matter. I am going to text them." He then proceeded to text Directors Louise Wesley (his wife) and Lorie Taylor. Both of those directors are members of the Rental Cap Committee.

All of these events occurred in the open session and were observed by everyone in attendance including representatives of Property Advantage, members of the rental cap committee, all members of the Board of Directors, and many homeowner members of the Association.

This entry is submitted for inclusion in the official meeting minutes to provide a factual record of the proceedings and events observed during the July 8, 2026 Board deliberations.