

THUNDERBIRD POINT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 26, 2021

CALL TO ORDER

Meeting called to Order by Marshall Jackson at 9:00am. A quorum was present.

ATTENDEES

- President - Marshall Jackson
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Board Member – John Thornton
- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Board Member – Sue Wells
- Maintenance – Tammy Sellers
- Architectural Committee – Jean Stenfors

Guests: David and Debbie Newman

ABSENT

- Board Member – Don Mays
- Beautification Committee – Lynn McRobie

A moment was given in honor of Jerry Goforth.

MAY 2021 MEETING MINUTES

It was moved by Scott and seconded by Sue. Minutes were approved and will be posted on the Thunderbird Point Website.

TREASURER REPORT

Report read by Denise Powell.

- Checking: \$2552.33
- Petty Cash: \$92.34
- Savings: \$42,027.04

- Pool Loan: \$13,539.27
- Boat Ramp Fund: \$28,879.83

Approximately \$6000.00 has been received for assessments.

- All monies collected for Special Assessment will be placed in the Boat Ramp Fund.
- All monies collected for Special Assessment and Annual Assessment are documented on an Excel Sheet.
- Adam will create for Denise a new Excel Spreadsheet to help review and understand our budget.

Marshall has receipts to turn into Denise for reimbursement.

If someone pays the Annual Assessment and not their Special Assessment a pool card will not be given.

Information on not taking payments to Denise at her home, returning self-addressed envelope, and paying the Special Assessment in payments was not on the Annual Letter. Next year the board will review letter before it is mailed.

Thank you to the Marshall brothers for helping with the mailout.

DEED RESTRICTIONS / ARCHITECTUAL COMMITTEE

Report read by Jean Stenfors.

Report available upon request.

2602 – Application for new mobile home.

2603 – Storage building placed on without our approval. This was due to a misunderstanding, it has been resolved.

2600 – Rental property. Renters placed storage building on property without permission, this has been resolved.

2610 – Fence placed around property.

2604 – New deck with cover and screen and a metal garage.

2609 – New front deck on trailer has been completed.

2613 – New porch with cover. It looks really great.

2602 – Fence has been placed in front yard.

Emerald Shores – unsure if it has been started. We have the approved application for their house.

2611 – Building completed.

2609 – Plumbing and form has been completed.

2606 – Large home has been completed.

A double-wide was delivered to the camping section. Jean has filed with the JP to get it taken care of.

BEAUTIFICATION COMMITTEE

Lynn McRobie not present for report.

No report given. This will be tabled to next meeting.

POOL AND GROUND MAINTENANCE REPORT

Report read by Tammy Sellers.

Pool is open.

- It was observed dogs have been taken in the pool. Food and wrappers have been removed from pool. Female personal items are left laying around the pool. Kids pooping on floor in bathroom. It is suspected some owners are giving their pool cards to those who don't live in area.
- Pool parties being held without permission.
- If Board member asked someone to leave and they don't, we will ask authorities at Crime Watch what we can do.
- Pool sweep/crawler is not working but Darrell wasn't to try and repair it before we purchase a new one.

Dump station is currently fixed and operational.

THUNDERBIRD POINT VOLUNTEER FIRE DEPARTMENT

No report given.

GOVERNING DOCUMENTS COMMITTEE

Proxy votes will be accepted up until Annual Meeting begins.

- Once vote is ratified and notarized it will be active. Waivers will not be given to any owner.
- We have authentic votes. No proxies were sent to anyone deceased.
- The official vote will be announced at the Annual Meeting. No changes or discussions will take place. This was all done legally.

Visitors wanted clarification on CCRs and questioned why those who didn't return proxy were voted yes. John explained how the vote with proxy works.

Marshall explained why it is important to have a strong HOA.

OLD BUSINESS

Boat Ramp Road Repair.

- Adam received recommendations for two additional contractors. Adam has called and left messages for bids. MS Custom Welding for Gate (same who did Barefoot Bay). Marshall's contractors will give a bid. All the contractors are local and highly recommended.
- After final bids are received he will get approvals from the board by email.
- Scott recommended we only use a contractor who is bonded and insured for our protection.

Adam explained how payment and boat ramp construction loan will take place. Marshall will call the bank and get instructions on how this will work.

All bids will be consolidated with one chosen. Will be announced at the next meeting and presented during the Annual Meeting. Construction will begin after Labor Day.

NEW BUSINESS

Annual Meeting

- After introduction the rules and agenda will be announced at the beginning of the meeting.
- Only Good standing members will be allowed to attend.
 - Good standing members are those who have paid Annual Assessment and Special Assessment.
- Members up for election. Nominations will be made.
Kelly Corry
Sue Wells
Don Mays

Renewal of our website was approved.

Everyone bring a gift for drawing giveaway.

Speed limit sign was changed. Marshall called Hudnell and he ordered two 25 MPH signs. The sign that was changed to 35 MPH will be replaced.

ADJOURNMENT

Adam moved that the meeting be adjourned, and was agreed upon by John at 11:04am. July Board Meeting will begin at 8:00am. Annual Meeting will begin at 10:00am