



OAK HARBOR OWNER'S ASSOCIATION

OAK HARBOR – TANGLEWOOD SHORES

OHOA MEETING MINUTES

March 14TH 2026

Board Members Present: John Garvin, Jim Skains, C.J. Sickels, Doug Hammer

The meeting was called to order at 9:30 a.m. by John Garvin, President.

New Board Appointment: Mr. Randy Craft was formally nominated to the Board by Jim Skains and unanimously approved by vote from John Garvin, C.J. Sickels, and Doug Hammer. In accordance with the Bylaws, Randy Craft will serve as an appointed Board member until the next election at which time he can be voted onto the Board to a three-year term.

Cash Status Report / Treasure's Report: Jim Skains provided the Cash Status Report and Treasures Report. Copies of both reports were made available to all attendees. The Treasure's Report was approved by all Board members.

Committee Reports:

Social Committee:

- **Easter Egg Hunt.** The Social Committee announced their desire to hold an Easter Egg Hunt again this year. Easter falls on Sunday, April 5th. With limited time to raise funds for the event, voluntary donates of money and/or candy will be accepted. Donations can be coordinated with Ms. Dorothy Waldie.
- **Garage Sale.** The Social Committee is considering holding another annual Garage Sale. Ideally the Garage Sale can be held prior to the Easter Egg Hunt to help provide funding. If not, Memorial Day Weekend, May 23rd – 25th would be the alternative date. Owners suggested that clothing items that are provided for the Garage Sale but not sold could be donated to local organizations. No final decision was made on the date of the Sale.

Architectural Control Committee (AOC): ACC member Cody Rodgers reported four new permits were submitted within the past 60-days. Permits involving title transfers will not be approved until necessary fees are paid.

Crime Watch: Cody Rodgers stated that there has been no major Crime Watch activity. He reminded attendees that the Crime Watch Team does have a coordination plan where they share individual reports with each other using a group text.

Old Business:

- **POA Bylaws.** Owner asked for the status of updating the POA Bylaws. Jim Skains informed attendees that the updated Bylaws are still being reviewed by the Board and no decision has been made on whether to move forward with any changes at this time.
- **Henderson County Sherrif POA Meeting Attendance.** Owner asked for update on getting the Henderson County Sheriff to attend a POA meeting. Jim Skains replied the past request by Board members have not been successful. John Garvin stated that we may have better success if a POA owner made the request. Owners did express interest in making that request but stated they will need to coordinate timing with the Board.

New Business:

- **New Board Member Introduction.** Randy Craft introduced himself to the owners in attendance. The owners welcomed him and thanked him for volunteering to serve on the Board.
- **WiFi Provider Change.** Jim Stains informed the attendees that we have changed our POA building WiFi provider from Optimum to AT&T. Optimum monthly charges had risen from \$59 to \$129 and then to close to \$200. By using an AT&T hotspot solution, we are now able to get WiFi service for \$29.95 per month.

Owners' Comments:

- Fishing Pier Fence Damage. An owner reported that there is a hole in the fence around the fishing pier. John Garvin stated we will look at options for repairing the fence.
- Street Lights. Owners asked for information on what street lights the POA was paying for. Jim Skains reported that working street lights are a combination of POA funded and individual owner-funded. The POA funded street lights are paid as part of the monthly electric bill and cost between \$12 - \$20 per light. Total monthly electric bill has risen from an average of \$550 to \$700.

The meeting adjourned at time 10:00am.



Submitted by:

Doug Hammer

Doug Hammer

02/14/2026