



OAK HARBOR OWNERS ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

OHOA MEETING MINUTES

MAY 14, 2022

PRESENT:

Board Members: Glenn Hughes, Cody Rodgers, John Garvin, Nelda Edwards, Cile Stokes, Jim Skains, Judy DeChant, Joe DeChant, Kirsten Kirlin

Glenn Hughes, President, called the meeting to order at 9:35 and gave the invocation. There were 9 board members and 12 residents in attendance.

Glenn reminded everyone the April 9, 2022 minutes have been approved and posted on the website.

Cash Status Report: Glenn asked everyone to review April Cash Status Report that was available to them when they entered the meeting. Glenn noted a large expense in April to Mosley Insurance for the annual liability premium. Glenn asked for questions. There being no questions, Cody Rodgers made a motion to approve the April Cash Status report as presented. Kirsten Kirlin seconded the motion. Vote was taken, all approved. The April Cash Status will be posted on the website.

Treasurer/Bookkeeper Report: Jim Skains reported according to budget we are on target for the year. The Association now has access to pay their bills thru on-line banking and PayPal has been set up for receipt of annual dues. There has been over \$1900 collected thru PayPal. The first set of back due collection letters have been mailed out and some back dues have been collected from those letters. Jim will be working on the second set of collection letters next week as well as the second notice collection letters. If there is no response from the second notice letters the Board will meet to determine the next steps to follow for collecting the back dues. Jim has noticed that over 300 people have looked at our webpage, so he is developing a "what's happening" page giving updates on activities upcoming and pictures of past events. Jim stated that he has not bought the new printer that was approved during the last meeting due to the increase in the price. It is now over \$300.00 so he is using his own printer at this time and will keep watching for the type of printer he wants to go on sale. Several Board members suggested he turn in receipts for ink for his printer and be reimbursed for that expense.

Glenn reported he has filled out the management certificate form and has sent it in. All HOA's are to fill out the form and send in for the HOA. gov webpage.

Glenn reported the franchise tax fee has been paid.

Kirsten made a motion to approve the Treasurer/Accounting Report of 5/14/22 as presented. Cody Rodgers seconded. All approved.

Committee Reports

Architectural Control Committee: Dave Jones, chairperson reported three (3) new permits were issued in April. 1 carport, 1 fence, 1 new home. Dave reminded everyone that restrictions and permits can be found on the Association website.

Neighborhood Watch: Beth Jones, chairperson reported there is still an issue with people leaving the gate at the fishing pier open when they go into fish and/ when they leave. One resident reported seeing young men climbing the fence to get inside to fish. Beth suggested the possibility of taking keys back from people who do not close the gate. If that is done and they climb the fence or get in somehow, we could call the police for trespassing. The problem with that is they must be caught. Jim Skains reported the Maintenance Committee is working on a solution for this issue, but all the details are not worked out at this time. As soon as all details are finished, they will present to the Board in a closed session.

Beth suggested we have some type of Welcome Packet for new people that would explain the purpose of closing the gate as well as give new residents information regarding the POA and the amenities we have. Nelda reported the last time this was addressed was in the October 9, 2021, meeting where it was agreed that magnets would be made giving the POA website and phone number along with other important numbers. Somehow this has gotten lost in the Board's responsibility. It was agreed this is an important step that needs to be addressed. Kirsten and Rodney Johnson volunteered to develop a short information page to welcome new residents. Once developed they will send to the Board for approval. Glenn is the only one that knows when a property sells or transfers, therefore once the introduction material is approved by the Board, Glenn will be responsible for making sure Kirsten and/or Rodney have the information regarding new homeowners to get the information sent out or delivered. Jim Baker works with the rental tenants in the Saltfield houses in giving them keys to the boat ramp and fishing pier. He explains the rules to them, but it would be good to have something in writing to give them. Once the introduction material is approved Kirsten and/or Rodney will coordinate with him getting this information to the tenant(s). It was suggested another thing that could be done is the Board set up a table out by the Stop sign the morning of the breakfast inviting everyone to stop for breakfast and hand out information telling of future events, etc. Due to the cooking of breakfast and setting up it would not be possible for all of them to do this, but they will take it into consideration of part of them being outside.

Social Committee: Nelda Edwards, chairperson reported the Easter Bunny and egg hunt were a huge success. The building was full of people with standing room only waiting to hunt eggs. The committee met after the event and have many ideas of how they need to improve next year. Breakfast continues to have a low turnout and no sure if it is a good idea to continue. It takes the ladies a lot of time in shopping, cooking and clean up for such a small crowd. It was suggested they just do a continental type breakfast, i.e. donuts, fruit, pastries and coffee. Several people passed out flyers this past month about the Easter Egg Hunt and other activities. We will try that again. Don't forget the garage sale is this Friday and Saturday from 8 to 4 each day and its not too late to rent a table for the event. Committee will be here Thursday beginning at noon to start getting things priced. If anyone has time they could use help with that and can use help during the sale. Whatever is left over will be saved for the next garage sale in September or October, depending on the weather. At the present time there are only 2 tables for individuals to sell their own things, but hopefully that will increase before the garage sale. It was suggested we make signs for the Crime Watch drivers to put on their cars for the monthly upcoming events. The committee will see what they can come up with. As the weather is getting hotter not sure if we will have something every month, but have planned a possible fish fry in June, a hot dog cookout in July and bingo in August. The committee is meeting today to discuss future plans and will report more next month.

Annual Meeting: Nelda reminded everyone we have our annual meeting in August. We have three positions that will need filling. Glenn Hughes, Jim Skains and Judy DeChant have terms expiring in August. If anyone is interested in a position on the Board or know someone that might be interested get with Nelda as soon as possible and she will answer any questions you may have. Nelda reminded everyone there is criteria that has to be followed to become a Board member, so she has to have time to be sure a person is eligible. If you want to nominate someone at the meeting, you need to be sure they are willing to serve and must meet the eligibility criteria. It is also important to remember a person is not running for a particular office, only for a position, offices are determined by the Board at a later meeting.

Maintenance Committee: Cody Rodgers, Chairperson reported they are working on cleaning up the chairs. It has gotten so hot they are unable to work for a long period of time as the maintenance building is not air conditioned. The committee has several items to work on, but are waiting until the annual assessment statements are sent out and there is more money in the budget. The projects they are waiting on will require large sums of money. They are continuing to keep regular maintenance of items done so that everything is working properly and will continue this practice. Someone backed into the gate at the boat ramp on Wedgewood Loop and John has already fixed it. The committee hopes to have another dumpster brought in sometime in the fall as it was used by a lot of people.

New Business: Joe reported he did a ride around of the neighborhood this morning before the meeting and found at least 13 street signs that need replacing and 3 or 4 that need repair. Joe will get with Scott Tuley, the county commissioner about the replacement of the signs. Glenn has talked with Scott Tuley recently and he will try to be at the June meeting.

Owners in Attendance: It was suggested some time of light be placed on or at the entrance sign. Often when people come to our community at night they miss the entrance due to no light. Cody will take this request to the maintenance committee for resolution.

Suggestion was made to put some type of playground equipment at the community building area as there is nothing for the kids to do.

Jim explained this is being investigated. We must meet with our insurance agent to determine if there will be an additional charge to open the fenced in area and/or what we are allowed to do to satisfy the insurance

Resident would like to at least see the barb wire taken off the fence as it makes it look like a prison and very uninviting when people come into the community. Glenn will meet with our insurance agent in the next few weeks to get some clarification. Cile was asked to meet with them also so more than one person knows what the limitations are and to help remember the questions we have. Glenn and Cile will report the findings at the June meeting.

Resident asked what can be done about the speeding in our neighborhoods. The children are not safe even during the day. It was explained we can address this with Scott Tuley when he is here and get suggestions from him as these are county roads and we can't put speed bumps on them.

Resident asked what can be done about all the stray dogs running the streets. It was explained all we can do is call the GBC police department and report it to them and they will send the dog catcher here. Hopefully the more people that call and the more often we call they will respond sooner.

Jim Skains explained the Maintenance Committee is working on a master plan to improve the area around the annex building so that it will be more people friendly. Part of the plan will include taking down the barb wire on the fence top and repositioning some of the fence. He will have a

full plan to present to the Board at the next meeting and will get with Glenn and Cile on the plans for them to have for discussion with the insurance agent.

Jim Skains made a motion to close the meeting. The motion was seconded by Kirsten Kirlin. All Agreed. Meeting was adjourned at 11:00 a.m.



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

May 14, 2022

Date