



**OAK HARBOR OWNERS ASSOCIATION**  
**OAK HARBOR ~ TANGLEWOOD SHORES**

**OHOA MEETING MINUTES**

**JANUARY 14, 2023**

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**PRESENT:**

**Board Members:** John Garvin, Cody Rodgers, Nelda Edwards, Jim Skains, Judy DeChant, Dorothy Carlisle, Joe DeChant, CileStokes, Robert Willis

**Board Members Absent:** None

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The meeting was called to order by John Garvin, President at 9:35 a.m. John began the meeting by asking for volunteers to lead us in an invocation. Joe DeChant volunteered and lead the invocation to begin the meeting. There were 9 board members and 4 residents in attendance.

**Cash Status Report/Treasurer's Report:** Jim Skains reviewed the Cash Status Report, as well as the Treasurer's Report. Jim highlighted the following items: P.O. Box renewal was paid and Quick Books renewal was paid. The income was very low, but that is probably due to the time of year. Jim announced he has obtained wi-fi service for the building. It will be \$69.00 per month and will be a great help to the bookkeeper when working at the building. Jim asked for questions about the reports, there were none. Cody Rodgers made a motion the Cash Status Report and Treasurer's Report be approved as read. Joe DeChant seconded the motion. All approved. The approved reports will be added to the records and shown on the POA website.

**Committee Reports**

**Architectural Control Committee:** Dave Jones, chairperson was absent, therefore no report was given.

**Neighborhood Watch:** Beth Jones, chairperson was absent, therefore no report given.

Cile discussed she knew of some thefts reported the last few weeks and reminded everyone to lock everything.

Judy stated Beth Jones had mentioned in the past it would be helpful if we would put something on our Facebook page as well as our website asking residents to keep their porch lights on at night.

**Social Committee:** Nelda Edwards, chairperson turned over all monies and past reports to Dorothy Carlisle, who will be serving as the new Social Committee chairperson. Nelda reminded everyone Bingo is tonight from 6 to 8 instead of the bonfire, the bonfire has been moved to February, a yard sale is scheduled for March and the Easter Bunny is planned for April. John Garvin announced the Maintenance Committee had met and changed the yard sale to May. The Social Committee expressed their objection to this change without their input. After several minutes discussing pros and cons of the date for the yard sale John closed the discussion. Cody Rodgers made a motion the discussion be tabled until after the regular meeting at which time the two committees could meet and agree on a new plan. Jim Skains seconded the motion.

**Maintenance Committee:** Cody Rodgers, Chairperson reported they have several projects they are working on. The committee has developed a list of things they need to be working on. The list is **(1)** Fishing Pier-need to replace light and lens on pier, need to haul off old wood and need to repair parking lot. Cody asked for a volunteer who can climb a tall ladder to help with replacing the light. The committee has one bid on repair to the parking lot and will be getting more bids, but hopefully can do a lot of the work themselves saving the POA a lot of money. **(2)** Work on playground-need to finish fencing, need to level surface, need to purchase and install landscape timbers (96 linear feet), need to purchase, and install mulch (60 bags). Jim Skains suggested we use regular mulch, not the plastic kind due to cost. It is not the same as you put in flowerbeds, it is a different grade made for playgrounds. Cile suggested we make sure it will look nice and not cheap. Dorothy suggested the Social Committee have some input on the type of mulch as the Social Committee has donated money for the playground. Cile reminded everyone we need to have signage on the fence for liability purposes before the playground is open to the public. Shanna Willis reported "Peachtree" has stock signage at a reasonable price. Debbie Skains suggested the playground be ready for use during the Easter Egg hunt for preliminary use. Jim Skains reported there will be a different key for the playground area than the key for the pier and docks. **(3)** Refinish and paint chairs for POA building. About 30% of the chairs have been refurbished, the remainder will be finished in 2023. **(4)** Install security cameras for playground and POA property. Equipment was donated by Jim Skains and may need a little work, which Joe DeChant volunteered to help . Installation to be completed with the installation of playground equipment. **(5)** Change locks and issue new keys for all POA properties-this will need to be completed with the permanent opening of the playground. **(6)** Haul off scrap metal. In need of a trailer to haul metal off. Joe DeChant volunteered to bring a trailer when needed. Jim Skains reported James Baker volunteered his trailer for their use. **(7)** Remodel and repair of both bathrooms in the POA building. They are both very out of date and almost unusable. Cile suggested this item be moved up the list as the bathrooms are used a lot, for the events held at the POA building. Cody announced the Maintenance Committee will get together and come up with a plan. Jim Skains expressed we will need some professionals to help with this project as it is not a task this committee knows how to do. Robert Willis stated he does this type of work for a living and can get the expert help needed at little to no cost. Nelda suggested at least one woman be included in making these plans to be sure the ladies room is done how it should be.

**Welcome Committee-**Rodney Johnson chairperson was absent, therefore no report given.

**Old Business:** Joe DeChant reported he has sent the Board a copy of the Compliance Letter he wants to use. If anyone has any input on the letter, let him know as soon as possible so he can start sending out letters. Jim made a motion to table the approval until the Board has time to review the letter and decide whose name(s) should be on the letter. Cody seconded the motion. All approved.

### **New Business:**

Jim Skains reported some Board members have gotten together and discussed re-writing our by-laws. They picked three to begin with suggested the following changes:

- (1) Section 5: Termination of privileges - added "association social media"
- (2) Section 6: Board member who fails to attend three meetings-changed to " within a twelve month period".

(3) Section 3: In regards to paragraph 9 of our Restrictive Covenants –“model trailer must be not older than ten years of age & the Architectural Control Committee must examine any used trailer less than 10 years of age”.

Jim Skains suggested we let members know about the changes and once the changes are approved by the Board they will be enforced. Jim suggested all Board members review the suggested by-laws changes and have recommendations for a decision at the February meeting. Everyone agreed to holding the discussion for the February meeting.

**Owners in Attendance:** No questions asked.

**Other Business:** None

Jim made a motion the meeting be adjourned; Cody seconded the motion. All approved. The meeting was adjourned at 10:55



Submitted by:

Nelda Edwards, Secretary

January 14, 2023

Date