

FEBRUARY 2026 Minutes
Snug Harbor Property Owners Association Meeting
February 14th, 2026

1. Meeting called to order at 9:02 AM.
2. The following Board members were Present: Mr. Jeff Baker, Mrs. Toni Cacace-Beshears, Ms. Christine Camilleri, Mrs. Tracy Kenyon, Mr. Barry Locke, Mr. Joe Pomales, Mrs. Robyn Pomales. Mrs. Joan Revell was excused.
3. Invocation was done by Chris Taylor
4. Pledge of Allegiance was done by Mr. Jeff Baker
5. Robyn welcomed members and guests
6. Moved, seconded and approved agenda as presented.
7. Robyn reviewed the board actions since the last meeting:
 - We approved by unanimous vote to allow Civic League to have a free pool day, back to school bash August 15th plan to have school supply bags for the children, based on need.
 - We approved by majority vote to only charge church for the 3 vacant lots not being used per the covenants. We researched back and could only find between the years of 2019 and 2025 the church was not charged. We found past instances of the church asking not to be billed but those requests were denied. Comment from Chris Taylor, that they are disappointed that there is still the charges for the lots, and that it was such a late in the year notice. But also appreciated that the board offered to take payments over the course of the year.
 - We approved by unanimous vote aesthetic issue letters sent to 15 day letters to:
 - M88 Garbage and trash
 - M33 Trash
 - M49 and M50 Trash and debris (Sewer)
 - 60 day letters to:
 - C5 Shed with tarp (Architectural)
 - N12 Whitegoods, toilet and washer
 - M17 skirt off (Architectural)
 - Other letters to go to B42 and B43 about living in trailer F82 removal of hard piping to camper.
8. Motion, seconded and approved previous months minutes.
9. Committee Monthly Reports:
 - a. Community Affairs /Communication, Mr. Jeff Baker
 - i. Reported that 1st Adopt a Highway trash pickup was canceled because of weather.
 - ii. Jeff asked Chris Taylor to report on the Sheriff meet and greet presentation at the church. He said he brought good information about the health of the community. Stating that the fentanyl deaths were down. Also reported that scamming and fraud were the biggest issues they were facing.
 - iii. Jeff asked everyone to be aware of the logging going on Snug Harbor Road and to be careful for the trucks and the mess they leave on the road.
 - b. Treasurer- monthly report - Mrs. Tracy Kenyon January financials were attached to the agenda. No questions about the report. Assessments are coming in.
 - c. Secretary / Office / Policy/ Procedures- Mrs. Toni Cacace-Beshears reported that she had been working on the following policies and procedures in addition to meeting with the different committee members:
 - i. Clubhouse rental; Lien processes to include recording the liens, Architect application and policy; updated and revised pool and park forms and processes; updated and refined the Office processes.
 - d. Legal - Ms. Joan Revell was not present. No report or updates.
 - e. Maintenance / Camping Section -Mr. Joe Pomales reported:
 - i. Him and Christine mediated a hose break on a property that caused flooding to 6-7 lots and filled train fields at the comfort station. It was a hose hookup to a camper. Member asked if it

was the owners responsibility to shut off water when they are not present. That is what is requested of owners. Question if the owner responsible will be charged for the difference in the water bill. Robyn said it would be looked into.

- ii. Digital locks were installed on the office doors
- iii. Router placed at the comfort station so locks can be updated without having to physically be there.
- iv. Exterminator was coming on Tuesday

f. Pool / Park - Ms. Christine Camilleri reported

- i. The pool inspection application came in and was filled out, and given to Treasurer to pay. Pool inspection is scheduled for May 19 at 12:00. If we pass inspection, the pool might open earlier.
- ii. Reviewed all the pool and park documents.
- iii. Received pool floats for gifts to use at the pool

g. Aesthetics Committee - Mrs. Tracy Kenyon reported that we have been driving around and looking at properties. Most were in good shape.

h. Architectural Committee - Mr. Barry Locke reported there are three new homes since last meeting, and 5 new homes on the books. Everything is going well, and folks putting garage, sheds in.

i. President - Mrs. Robyn Pomaes announced that because of Shawn Creasy passing, there is the aesthetic position on the board is open.

j. Civic League - Mrs. Robyn Pomaes reminded everyone of the Chili Cookoff, baked goods and fundraiser for the Shawn and Penny Creasy's on Sunday.

10. Other Business / Comments from the Floor

- a. Member that received an aesthetic letter didn't get it till later. Having some health issues and looking for an extension. Robyn will meet with them after the meeting and help set up help.
- b. Chris shared that November 7th will be the third Health Care Fair. It will have the Mobile Mamogram Van and other community partners.
- c. Brenda Kelly discussed the Adopt-A-Highway and stated that we needed to have a pick up at least quarterly. It used to be scheduled for the Saturday after the Association meeting. It needs to be done 4 times a year. Robyn said they were having a Civic meeting following this meeting and they would discuss.

11. Robyn reminded everyone about the Chili Cook Off and the Fundraiser.

- a. Brad announced that Civic was having a St. Patrick's day event on March 15 and April 4 will be a Community Wide Yard Sale. It will be at peoples houses, and they are looking to put out a map to show all that are participating. Chris offered overflow for that at the church.

12. Announcements:

Next Scheduled Board of Governors Work Meeting: Monday February 23rd at 6 p.m.

Next Association meeting: March 14th at 9 a.m. (Jeff Baker to conduct, Robyn & Joe Pomaes excused for daughter's wedding)

13. Meeting adjourned at 9:34 AM.

Respectfully Submitted,

Toni Cacace-Beshears
Toni Cacace-Beshears, Secretary

Board Member's Endorsement

<i>Barry Locke</i>	<i>Jeff Baker</i>		
<i>Christie Camilleri</i>	<i>Tracy Kenyon</i>		