

Association Monthly Meeting Minutes

October 11, 2025

1. **Call to Order:** Toni Cacace-Beshears Time: _9:00 ____ _
2. **Members Present:**
Mr. Jeff Baker, Mrs. Toni Cacace-Beshears, Ms. Christine Camilleri, Mrs. Nancye Ferguson, Ms. Peggy Tilghman., Mrs. Tracy Kenyon, Mrs. Robyn Pomaes, Ms. Joan Revell, Mr. Barry Locke
3. **Invocation:** Ms. Joan Revell
4. **Pledge of Allegiance:** Mr. Jeff Baker
5. **Welcome Members, Guests:** Mrs. Cacace-Beshears
6. **Moved / Seconded and Passed - Approval of Agenda:** Mrs. Cacace-Beshears
7. **Board Actions Motions Presented, Seconded and Passed and reported:**
We approved the concrete pad in P-Section at the dump station \$600 We approved the proposed budget to go into the newsletter

We approved to move \$5,000 into Emergency Funds
We approved to allow single wide trailer on H-35 with the request to put a brick or block foundation to make it appear like a homestead property

We approved Barry Locke to join the Board of Governors to fill in Architect position
8. **Moved, Seconded and passed - Approval of Minutes:** Toni Cacace-Beshears
9. **Committee Monthly Reports:**
 - a. Community Affairs /Communication, Mrs. Pomaes - had nothing new to report.
 - b. Treasurer/monthly report, Mrs. Ferguson - Report was attached.
 - c. Secretary/ Office, Ms. Camilleri - had nothing to report
 - d. Legal, Ms. Joan Revell – Collected overdue funds on 4 properties (2 owners) due to liens being filled.
 - e. Maintenance/ Camping Section, Mr. Jeff Baker – a concrete pad and extended drain was added to the dump station in P section, digital locks were added to the clubhouse and P section, replacement cameras and hard drive were set up, tractor needs to be taken in for maintenance.

Fence was approved for painting, pickle ball court to be painted, new signs to replace old signs
 - f. Pool/ Park, Ms. Tilghman - winterizing the pool.
 - g. Aesthetics Committee, Mrs. Tracy Kenyon - reported she had 4 people she was working with on aesthetics issues, as well as keeping track of the house being torn down on Poplar.
 - h. Architectural Committee, Mr. Barry Locke – has approved a new home construction, and a new shed. Also keeping an eye on the house demo on Poplar.
 - i. President - Policy/ Procedures, Mrs. Toni Cacace-Beshears – Continuing with writing up policies, organizing the files in the back room, renewing insurance policy, as well as continuing to work on the end of year budget.
 - j. Civic upcoming events – Mr. Brad Williford Halloween trunk or treat, Thanksgiving dinner, Breakfast with Santa, Adult Christmas party
- Motion, seconded and passed to accept all reports**
10. **No Correspondence, Unfinished Business or New Business not covered in reports.**
11. **Other Business / Comments from the Floor:**
 - a. Breakfast with Santa, December 20th, from 9-11
 - b. Discussion of the single wide in H section was brought up, as well as discussion on revamping the architectural policy.
12. **Announcements: Next Association Meeting -** Second Saturday of the Month at 9:00 AM, November 8, 2025. Workgroup meeting Wed Nov 19..
13. **Meeting adjourned at approximately 10 AM.**

Respectfully Submitted,

Christine Camilleri, Secretary
Board Member's Endorsement
