

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 Pomales, 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:**

- Community Affairs /Communication, Mrs. Pomales - had nothing new to report.
- Treasurer/monthly report, Mrs. Ferguson - Report was attached.
- Secretary/ Office, Ms. Camilleri - had nothing to report
- Legal, Ms. Joan Revell – Collected overdue funds on 4 properties (2 owners) due to liens being filled.
- 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
- Pool/ Park, Ms. Tilghman - winterizing the pool.
- 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.
- 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.
- 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.
- 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:**

- Breakfast with Santa, December 20th, from 9-11

- 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
