Snug Harbor Property Owners Association Meeting
September 12, 2026

Members Present: Mr. Jerimiah Bagwell, Mrs. Toni Cacace-Beshears, Ms. Christine Camilleri, Mrs. Tracy Kenyon, Mr. Barry Locke,
Excused-Mr. Joe Pomales, Mrs. Joan Revell and Mrs. Robyn Pomales

1. Mrs. Lettice Pinel, Vice President called the meeting to order at 9:00 AM
2. Chris Taylor did the Invocation
3. Pledge of Allegiance led by Barry Locke
4. Mrs. Lettice welcomed members, and guests
5. Motion moved by Toni Cacace-Beshears, seconded by Barry Locke and approved by all to accept the agenda as presented.
6. Mrs. Lettice presented the following board actions, moved, seconded and passed:
   Approved removal of limbs of SHPOA trees over driveway and roadway on Navaho Trail $800
   Approved to add a Conflict and Professional Conduct Policy to the Board Handbook and to be signed by each board member.
   To send Aesthetic letters to:
      F88, Inoperable vehicle
      M44, Debris and camping in yard
      M52, Grass
      M49/50, Debris/Sewage
      N13, Sewage
      J58/59 Grass
      N12 Debris/Trash
   Letters of inquiry to be sent to: F18/19 and M103 about cars and send resources for junk car removal
7. Motion by Toni Cacace-Beshears, seconded by Barry Locke and approved by all the previous Months Minutes.
8. Committee Monthly Reports:
   a. Community Affairs /Communication Lettice Pinel – newsletter getting printed and help with folding needed, she is looking for volunteers to help
   b. Treasurer- monthly report attached to agenda Mrs. Tracy Kenyon pointed out foreclosure expense, with the possibility of regaining that fee once foreclosure is complete
   c. Secretary / Office / Policy/ Procedures Mrs. Toni Cacace-Beshears – reported that she has been working on finishing up summaries of the minute from 1975- present.
   d. Legal Mrs. Toni Cacace-Beshears – no report
   e. Maintenance / Camping Section - Joe Pomales No report
   f. Pool / Park Ms. Christine Camilleri – pool is open for limited hours based on weather – Thurs- Sunday
   g. Aesthetics Committee Mr. Jerimiah Bagwell – reported nothing new
   h. Architectural Committee Mr. Barry Locke reported that three new houses going in 2 stick built and one double wide, with more in process.
   i. President – Robyn Pomales- No report
   j. Civic League Mr. Jerimiah Bagwell reported that Oct 17 will be a Community Yard Sale, with online sign ups and Oct 31 Trunk or Treat
9. Motion by Toni Cacace-Beshears, seconded by Jeremiah Bagwell and approved to

accept all reports as presented.

10. Other Business / Comments from the Floor:

Chris Taylor congratulated the board on adding the Conflict and Professional Conduct policy.

Question about the sewer issue. Mr. Bagwell responded that we are working with the state on a resolution.

Oct 11-13 the church is having a Reformation Resurgence – with invited guest speakers:

Sunday Oct 11 two sessions 9AM and 4PM

Monday Oct 12 and Tues Oct 13 at 7 PM

Nov 7 Will have a Health Care Fair at the Church and Clubhouse – will have mammogram an, prostate screening, sugar, bone density, etc. Also will have cooked chicken and BBQ take away for $10 to benefit the Albemarle Pregnancy Resource Center.

Question about trailer on Dogwood with trash and debris. Jeremiah responded also going to state to try to get a resolution

Question about Air B&B's and possible concern that they are using facilities and not keeping up the community. Barry said he has seen no issues with any of the properties he knows is Air B&B rental. Toni reminded all that there are policies in place for a renter to get the owners approval for pool tags, and community area use. The owners are ultimately responsible for the renters.

11. Announcements:

Next Scheduled Board of Governors Work Meeting: Monday September 28 th at 6 p.m.

Next Association meeting: October 10 th at 9 a.m.

12. Motion to adjourn by Toni Cacace-Beshears, seconded by Christine Camilleri approved all to adjourn at 9:18 AM.

Respectfully Submitted,

Toni Cacace-Beshears, Secretary