

Association Monthly Meeting Minutes

September 13, 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.
Mr. Brad Wiliford, Tracy Kenyon
Excused: Mrs. Robyn Pomales, Ms. Joan Revell
3. **Invocation:** Mrs. Nancye Ferguson
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:**
(Last Association Meeting) Have the Fourth of July Celebration at the Clubhouse for 2026 , and No Association meeting in August
Forgiveness of interest on G34,35 as long as there is a payment plan set up and they remain on the plan.
Donation for \$200 to the Red Hat Ladies, for the removal of concrete behind the Maintenance Bldg.
Move the money and close the PNC account.
Approved waiving interest when negotiating payments on past due assessments. To get property owner in good standing.
Approved door lock code document to be signed, after lawyer approval and suggestions.
Aesthetic letters to go to:
M49-51 for Trash/Debris (15 day)
M59-51 In Op vehicle and Boat (60 day)
M33 for Debris (15 day)
M48 – grass (15 day)
8. **Moved, Seconded and passed - Approval of Minutes: Toni Cacace-Beshears**
9. **Committee Monthly Reports:**
 - a. Community Affairs /Communication - Mrs. Pomales – Toni discussed the Newsletter date and need to have nominations in early to meet the timelines.
 - b. Treasurer- monthly report- Mrs. Ferguson – Report was attached.
 - c. Secretary / Office, Ms. Camilleri – had nothing to report
 - d. Legal - Ms. Joan Revell had nothing to report
 - e. Maintenance / Camping Section- Mr. Jeff Baker discussed Roads and spread of rock, that will continue. P-Section cleaning supplies, because of OSHA leaving chemicals are not going to happen, but the Comfort Station will be closed for two hours on Tuesdays to use the Ozone generator to help with air quality. The lock code request has been mailed this week, and after a time period the locks will be changed. Discussed the use of cameras for surveillance, they are not “Security Cameras” because they are not monitored constantly, mostly after an event, and period review. New cameras at A-Park will be installed now that weather has cooled, and also work on Ute Street boat ramp.
 - f. Pool / Park - Ms. Tilghman Trying to get the pumps running. There was a great turnout for the pool for the year.
 - g. Aesthetics Committee- Mrs. Tracy Kenyon reported she is working with Bill Gasser on some of the repeat offenders to work with them. Also, house on Poplar, she is in regular contact with the owners and the County. Chris Taylor shared that the Pilkington property is moving forward with the estate settlement.
 - h. Architectural Committee - Mr. Brad Wiliford said that he has a demo on Fir street, 1 new construction and 1 new shed. The large garage on Pine street was discussed. They had an application in from a few

years back and needs to be followed up on to see if they had all the permits, and should have resubmitted an updated application.

- i. President - Policy/ Procedures - Mrs. Toni Cacace-Beshears said we will be working on the Architecture policy this upcoming year. We had a thank you note from the donation to the Red Hat Ladies and information about the Food Pantry Walk for Hunger on Saturday Sept 20 8-9am. Reminder about nomination due. We have 3 positions and only one application.
- j. Civic upcoming events - Ms. Peggy Tilghman reported that they need active members. Four of the current members left the board and they need 8-12 members. Question about the Santa Drive through. It was originally around the Breakfast with Santa. If there are not more active members, don't see the ability to host the Breakfast with Santa or the Halloween events.

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. Question from Michelle, about the roads being graded, and acknowledged rocks had been put down. Also question about the door codes, and that they were mailed and they will be changed after the date stated in the letter. Jeff discussed that one project for next year is the leach fields in P-Section, and also the replacement of the cover to the Septic system. Michelle also asked if we could put something, like hay around the drop inlet for dumping tanks as it is muddy and slippery. Rocks or other items could get pushed into the tank, but maybe check into getting concrete around the inlet for easier and cleaner cleaning out.
- b. Chris brought up Adopt-A-Highway. Brenda Kelly has been doing it, but she wants to travel and would like some help so it continues. The application (just completed a couple of months ago) needs to be redone every 2 years. We will talk to Robyn about whether that goes under Vice President, Community Engagement.
Chris also asked about the board picking up the Civic League items. Toni said it was not the same purpose, that Civic League was the fundraising arm of the POA.
Jeff mentioned that fiber optics was being run into Snug Harbor, but they have limited Gigabyte capacity.

12 . Announcements: Next Association Meeting – Second Saturday of the Month at 9:00 AM, October 11, 2025

12. Meeting adjourned at approximately 10 AM.

Respectfully Submitted,

Christine Camilleri, Secretary

Board Member's Endorsement
