

July 2025 Minutes

Snug Harbor Property Owners Association Association Monthly Meeting July 12, 2025

1. **Meeting was called to Order by** Toni Cacace-Beshears, at 9:00 AM
2. **Board Members Present:** Mr. Jeff Baker, Mrs. Toni Cacace-Beshears, Ms. Christine Camilleri, Mrs. Nancye Ferguson, Mrs. Robyn Pomales, Ms. Joan Revell, Ms. Peggy Tilghman. Mr. Brad Wilford, Tracy Kenyon
3. **Invocation was led by** Ms. Joan Revell
4. **Pledge of Allegiance led by** Mr. Jeff Baker
5. **Welcome Members, Guests done by** Mrs. Cacace-Beshears
6. **Motion presented, seconded and passed for approval of Agenda.**
7. **Prior Board Actions Motions Presented, Seconded and Passed and presented to the Association:**
 - Permission for Mr. Lowery to pass through A-Park to fix his septic system. Not to be done on a weekend, and with CAMA approval and all permits needed.
 - Request for an extension on a junk car, 213 Cypress Street
 - Forgiveness of 2 weeks of fines for clean up completed.
 - Purchase of coded door locks for the clubhouse and the Comfort Station, up to \$550
 - Purchase of new computer for the office, up to \$1,200
 - Agreed to advertise for Property Owners to advertise lots / houses for Sale by Owner.

At the meeting the board moved, seconded and approved:

 - Move the Fourth of July Celebration for 2026 to the Clubhouse instead of A-Park.
 - Cancel the Association meeting for August. (Multiple board members will be out of town)
8. **Motion presented, seconded and passed for approval of June Minutes.**
9. **Committee Monthly Reports:**
 - a. Community Affairs /Communication, Mrs. Pomales discussed AAH (Adopt A Highway), Maintenance has been doing a great job. Forms on the website, working on Door Lock agreement (sent to lawyer for input)
 - b. Treasurer- monthly report, Mrs. Ferguson presented report attached to the Agenda.
 - c. Secretary / Office, Ms. Camilleri reported that she did 5 lien releases in the past month.
 - d. Legal, Ms. Joan Revell
 - e. Maintenance / Camping Section, Mr. Jeff Baker reported that we had received rock and will be spreading on our roads. Maintenance will be replacing the locks on the doors for Comfort Station and Clubhouse.
 - f. Pool / Park, Ms. Tilghman – we should be getting the pool vacuum back. It was still under warranty. The pool has been busy.
 - g. Aesthetics Committee, Mrs. Tracy Kenyon is sending letters and getting ready to set some fines for trash.
 - h. Architectural Committee, Mr. Brad Wilford
 - i. President - Policy/ Procedures, Mrs. Toni Cacace-Beshears reminded everyone that nominations were due by Sept to go on the ballot to be mailed in the newsletter. Code for door locks at the lawyer to see what we can legally ask to be signed for the codes.
 - j. Civic upcoming events, Ms. Tilghman reported that we had over 125 attend the Fourth of July Celebration. We had Boat parade, and Golf Cart parade.

Motion, second and approved to accept all reports.

10. **No new Correspondence, Unfinished Business or New Business not covered in reports**
11. **Other Business / Comments from the Floor:**
 - a. **Discussed Door Code sheet and issues with the form.**

b. Discussed some of the houses that Guardian Asset had.

Announced the next Association Meeting – Second Saturday of the Month at 9:00 AM, September 13, 2025
And next Scheduled Board of Governors Work Meeting will be Wednesday, July 23, 2025

12. Meeting adjourned at 9:40.

Respectfully Submitted,

Christine Camilleri, Secretary

Board Member's Endorsement
