

**SNUG HARBOR PROPERTY OWNERS ASSOCIATION**  
Minutes of July 13<sup>th</sup>, 2024 Board of Governors Monthly Meeting

1. **Call to Order:** The Board meeting was convened by Mrs. Cacace-Beshears, the President, at 9:00 AM on July 13<sup>th</sup>, 2024.
2. **Members Present:** The following board members were present: Mr. Baker, Mrs. Cacace-Beshears, Ms. Camilleri, Mrs. Ferguson, Ms. Orts, Ms. Revell, Mr. Taylor, and Ms. Tilghman, **comprising a quorum**. Mrs. Beyer was not present with an excused absence.
3. **Invocation:** Ms. Revell provided the invocation.
4. **Pledge of Allegiance:** Mr. Baker led the Pledge of Allegiance.
5. **Welcome Members and Guests:** Mrs. Cacace-Beshears welcomed SHPOA members.
6. **Additions/Deletions/Approval of Agenda:** Mrs. Cacace-Beshears
7. **Board Actions:**
  - a. Motion to send letters for the following aesthetic deficiencies:
    - 15 days letter for grass – N-69
    - 15 day letter for debris – M-23
    - 60 day letter whitegoods – M-22
    - 1 architecture letter – M-92
    - 30 day letter – 3 tarps on roof to E-18, M-83, N-13
  - b. Motion to approve contract to fix rotted windows in clubhouse for \$2,450.00
8. **Approval of Minutes:** The minutes for the June 8<sup>th</sup>, 2024 Board of Governors Meeting were approved.
9. **Aesthetic/Architecture Hearings:** none.
10. **Motions made, seconded, discussed and approved/disapproved at the July 13<sup>th</sup>, 2024 BOG Monthly Meeting:** (All votes are held by the Secretary should anyone want to know who voted which way.) Unanimous votes are made by only the board members present, and the President now votes on all motions.
  - A. **none.**
11. **Committee Monthly Reports:**
  - A. **President:** Mrs. Cacace-Beshears asked for input from the property owners for the budget for next year. Mrs. Cacace-Beshears suggested anyone wanting to run for the board election in November to fill out a nomination form.
  - B. **Treasurer:** See report. Mrs. Ferguson reviewed the monthly budget with everyone. Mrs. Ferguson reported the board is working on the budget for 2025; she encouraged anyone that has ideas they would like to see happen to reach out to the board.
  - C. **Secretary/Office:** No report.
  - D. **Policy/Procedures:** Mrs. Cacace-Beshears reported she is still working on Policies and Procedures.

- E. **Legal**: Ms. Revell reported we are still proceeding with 3 foreclosures.
- F. **Maintenance/Camping Section**: Ms. Orts reported we received the bid for the water lines in P-section. Ms. Orts informed everyone there has been some vandalism in the bathrooms at the comfort station and suggested that if anyone sees something to report it.
- G. **Pool/Park**: Ms. Tilghman reported that pool attendance has been slow this year and the park has been unusually quiet.
- H. **Aesthetics Committee**: No report.
- I. **Architecture Committee**: Mr. Baker reported he had received several architectural applications the past month. He also reported there are several new homes coming into the area. Mr. Baker reminded everyone that all the board members are volunteers and threats from property owners will not be tolerated.
- J. **Communication Committee**: Mr. Taylor reminded everyone to update their contact info in the office or to use the QR code on the agenda. Mr. Taylor reported there were 894 visitors for the website and 221 users for email blasts.
- K. **Community Affairs**: Mr. Taylor reported there were 6 property transfers in Snug Harbor for the month of June; the next Adopt A Highway clean up event is next Saturday. The 1<sup>st</sup> Snug Harbor Health Fair was held on June 22<sup>nd</sup>; the board agreed hold the next event during the Fall to hopefully have a bigger turnout. Mr. Taylor informed everyone that the board would be joining the Civic League to help raise money for toys for families in need at Christmas; more info to follow. Mr. Taylor reminded everyone to pick up a boat placard and sticker in the office for anyone wanting to access the boat ramps.
- L. **Civic League**: Ms. Tilghman reported there were 110 people at the 4<sup>th</sup> of July event at the park and everyone had a good time; pictures from the boat parade and golf cart parade have been posted on the Facebook page.

\*\* All reports were motioned, seconded, and voted unanimously for acceptance.\*\*

**12. Correspondence:** none.

**13. Unfinished Business:** none.

**14. New Business:** none.

**15. Comments from the Floor:** Catherine Keyser asked how the aesthetics process goes for someone being sent a letter for aesthetic issues. Tracy Kenyon asked if there was any update on the uninhabitable property on Poplar; Mrs. Cacace-Beshears informed her the owners were not responding to any letters being sent out and we would attempt contacting the county about it. Penny Norman thanked Chris Taylor for his work in putting together the Health Fair.

**16. Announcements:**

- a. Adopt A Highway; July 20<sup>th</sup>, 9AM

**17. Next BOG Meeting Date:** Saturday, August 10<sup>th</sup>, 2024, 9:00AM, at Clubhouse

**18. Next Scheduled Work Meeting Date:** Wednesday, July 24<sup>th</sup>, 2024, at 6:00 PM, at Clubhouse

19. Meeting Adjourned: Meeting adjourned at 9:40AM by Mrs. Cacace-Beshears, President.

Christine Camilleri  
Secretary, SHPOA

Board Member's endorsements:

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## Snug Harbor POA P&L Budget, Month, YTD July 2024

	Jul 24	Budget	Jan - Jul 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4000 · Assessments	748.30	0.00	150,788.51	154,985.00	154,985.00
4200 · Past Dues and Other Assessments	318.70	0.00	752.67	23,000.00	23,000.00
4300 · Pool Tags	315.00	0.00	3,071.95	4,300.00	4,300.00
4400 · P-Section Utilities	46.00	0.00	3,771.44	3,800.00	3,800.00
4500 · Other Income	16.66	0.00	523.64	17,640.00	17,640.00
<b>Total Income</b>	<u>1,444.66</u>	<u>0.00</u>	<u>158,908.21</u>	<u>203,725.00</u>	<u>203,725.00</u>
<b>Gross Profit</b>	1,444.66	0.00	158,908.21	203,725.00	203,725.00
<b>Expense</b>					
6000 · Payroll Expenses	10,591.93	0.00	54,157.83	96,784.00	96,784.00
6100 · Office and Professional Expense	306.23	0.00	6,346.50	35,500.00	35,500.00
6160 · Liens and fees	114.75	0.00	336.15	400.00	400.00
6200 · Insurance Expense	0.00	0.00	-333.93	22,000.00	22,000.00
62410 · Bank Service Charges	1.05		1.05		
6300 · Utilities	1,213.22	0.00	9,292.73	16,350.00	16,350.00
6400 · Maintenance	2,145.87	0.00	12,056.77	20,000.00	20,000.00
6500 · Other Expenses	718.93	0.00	4,276.45	5,700.00	5,700.00
<b>Total Expense</b>	<u>15,091.98</u>	<u>0.00</u>	<u>86,133.55</u>	<u>196,734.00</u>	<u>196,734.00</u>
<b>Net Ordinary Income</b>	<u>-13,647.32</u>	<u>0.00</u>	<u>72,774.66</u>	<u>6,991.00</u>	<u>6,991.00</u>
<b>Net Income</b>	<u><u>-13,647.32</u></u>	<u><u>0.00</u></u>	<u><u>72,774.66</u></u>	<u><u>6,991.00</u></u>	<u><u>6,991.00</u></u>