

SNUG HARBOR PROPERTY OWNERS ASSOCIATION
Minutes of March 11th, 2023 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 March 11th, 2023.
- 2. Members Present:** The following board members were present: Mr. Baker, Mrs. Beyer, Mrs. Cacace-Beshears, Ms. Camilleri, Mrs. Ferguson, Ms. Revell, Mr. Taylor, Ms. Tilghman and Mr. John Williams, **comprising a quorum.**
- 3. Invocation:** Mrs. Ferguson provided the invocation.
- 4. Pledge of Allegiance:** Mr. Williams 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 approve Joan Revell as new board member
 - b. Motion to not allow video or audio recording of the meeting, except by the Board of Governors.
 - c. Motion for the following aesthetic violations
 - 15 day notice to N63 for debris
 - 60 day notice for shed M72
 - 60 day notice for tarp on roof, and 15 day debris C5
 - d. Motion to send reminder letters to members first week of Feb for lack of payment of annual assessments.
 - e. Motion to accept the donation of L-9 donation to the Association
- 8. Approval of Minutes:** The minutes for the February 11th, 2023 Board of Governors Meeting were approved.
- 9. Aesthetic/Architecture Hearings:** none.
- 10. Motions made, seconded, discussed and approved/disapproved at the March 11th, 2023 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 discussed the Bylaws and Covenants and the Planned Community Act and what they mean. Mrs. Cacace-Beshears informed everyone that the board have revisited the new Clubhouse Rental Policy and decided the current fees are reasonable due to covering heating/ac, water, cleaning, use of table & chairs and replacements as needed. Mrs. Cacace-Beshears informed everyone there was a concern about pot holes and she suggested calling DOT as paved roads are the State's responsibility. Mrs. Cacace-Beshears clarified the bonus amount for employees last year was \$250 split between 7 employees. Mrs. Cacace-Beshears shared that the water leak at the comfort station has been minimal and addressed and will be reported on further in maintenance report. Mrs. Cacace-Beshears also shared a concern of who gets to make decisions on the comfort station; she

read the article in the Bylaws that said the BOG is responsible for making the decisions. Mrs. Cacace-Beshears encouraged everyone to submit a concern form with any questions or concerns. Mr. Williams also encouraged everyone to put in any suggestions or ideas for the board as he wants to keep the community involved. Mrs. Cacace-Beshears shared a request for a P-section meeting; however, she informed everyone that a meeting was posted in the newsletter last year for P-section owners and many owners felt they were being treated differently by having a separate meeting. She also shared a discussion about P-section having different rules; she informed everyone the rules are outlined in the Covenants and would require 2/3 vote of all Snug Harbor owners. Mrs. Cacace-Beshears reminded everyone that all board members are volunteers and their only benefit to being on the board is to improve the community and make it a better place to live.

- B. **Treasurer:** See report. Mrs. Ferguson reviewed the monthly report with everyone. Mr. Williams thanked Toni Cacace-Beshears and Marina Taylor for all their work in getting the new Quickbooks system up and running.
- C. **Secretary/Office:** Ms. Camilleri reported she had filed 5 lien reversals at the courthouse last month.
- D. **Policy/Procedures:** Mrs. Cacace-Beshears reported she is working on new reports coming from the new Quickbooks system.
- E. **Legal:** Ms. Revell reported there is a meeting scheduled with the attorney regarding some concerns and also possible foreclosures.
- F. **Maintenance/Camping Section:** Mr. Williams thanked Karen Giles for bringing up the pool repairs that are under warranty with Paragon Pools; currently we are under a 10 year warranty for pool repairs. Mr. Williams reported he would like to be able to change the covenants for P-section owners; he has sent out requests for recommended changes that would be drafted into the covenants to go through the process of having them changed. Mr. Williams informed everyone that he has someone coming to meet with him regarding the water line project in P-section. Mr. Williams reported there was a concern about doing repairs at the comfort station and them not being needed; he informed everyone that these repairs are needed and are included in the budget. Mr. Williams thanked Roberta Orts and Darryl Beshears for their work on the crepe myrtle trees in front of the clubhouse.
- G. **Pool/Park:** Ms. Tilghman reported she would like to do some painting by the pool and welcomed ideas.
- H. **Aesthetics Committee:** No report.
- I. **Architecture Committee:** Mr. Baker reported there have been 6 permits received for the year and he encouraged everyone to go through the proper process when making improvements to their homes.
- J. **Communication Committee:** No report.
- K. **Community Affairs:** Mr. Taylor reported there were 3 property transfers last month in Snug Harbor. Mr. Taylor informed everyone that the Civic League breakfast with special guest speakers Sheriff Shelby White, Chief Darren Saunders and EMS Director Jonathan Nixon went very well and he would like to make this an annual event. Mr. Taylor informed everyone that the next Adopt A Highway will be held on April 15th. Mr. Taylor encouraged everyone to use the little library out front and he thanked the Perquimans library for approaching us to receive one of the libraries purchased through a grant. Mr. Taylor informed everyone that we are still looking for someone to help with the website. Mr. Taylor also informed everyone that at the next work meeting, the board

would try to finalize what is needed to have a pickleball court.

- L. **Civic League:** Mrs. Beyer informed everyone that Civic League had partnered with Snug Harbor church to hold an Easter egg hunt on April 8th and there would be a Sunrise Service on April 9th at 7:00AM on the clubhouse lawn. Mrs. Beyer informed everyone there would be a pool opening cookout on May 27th. There will be a 4th of July event held on July 1st at the park sponsored by Civic League and the board. Mrs. Beyer informed everyone that there is a possibility of meetings being changed for Civic League.

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

12. Correspondence: Mrs. Cacace-Beshears reported there was a notice received from Perquimans County about a foreclosure. A property owner suggested a new map for the kiosk as the current one needs to be updated.

13. Unfinished Business: none.

14. New Business: none.

15. Comments from the Floor: Eileen Minster expressed her concern over fences as she believes there should be guidelines put in place.

16. Announcements:

- a. Civic League/Snug Harbor Church Easter Egg Hunt, Saturday, April 8th
- b. Civic League Pot Luck Dinner, Saturday, April 8th 5-7PM, Clubhouse
- c. Sunrise Service, Sunday, April 9th 7:00AM, Clubhouse

17. Next BOG Meeting Date: Saturday, April 8th, 2023, 9:00AM, at Clubhouse

18. Next Scheduled Work Meeting Date: Wednesday, March 22nd, 2023, at 6:00 PM, at Clubhouse

19. Meeting Adjourned: Meeting adjourned at 10:09AM by Mrs. Cacace-Beshears, President.

Christine Camilleri
Secretary, SHPOA

Board Member's endorsements:

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_____	_____	_____	_____