

SNUG HARBOR PROPERTY OWNERS ASSOCIATION
Minutes of November 14th, 2020 Board of Annual Membership Meeting

1. **Call to Order:** The Board meeting was convened by Mrs. Howell, the President, at 9:00 AM on November 14th, 2020.
2. **Members Present:** The following board members were present: Mrs. Cacace-Beshears, Mrs. Ferguson, Mrs. Howell, Mr. Minster, Mr. Rascoe, Mr. Toney, and Mr. Woodward **comprising a quorum**. Mr. Williams was not present with an excused absence.
3. **Invocation:** Mrs. Howell provided the invocation.
4. **Pledge of Allegiance:** Mrs. Howell led the Pledge of Allegiance.
5. **Welcome Members and Guests:** Mrs. Howell welcomed SHPOA members.
6. **Additions/Deletions/Approval of Agenda:** Mrs. Howell
7. **Approval of Minutes:** The minutes for the November 9th, 2019 Board of Governors Meeting were approved.
8. **Introduction/Annual Reports:**
 - A. **Architectural:** Mr. Woodward reported there have been 12 architectural applications submitted for the year; 10 have been completed and 2 are in process.
 - B. **Treasurer:** Mrs. Ferguson reported the pool restoration was the biggest expense for the year. Mrs. Ferguson also reported that with the pool opening later than expected, the board voted to waive pool tag fees for the year and members who had already paid for pool tags were given a credit towards next year's assessments.
 - C. **Secretary/Office:** Mrs. Cacace-Beshears reported 32 liens had been filed in September and she wanted to remind everyone of the option of a payment plan if you are not able to pay your assessments.
 - D. **Legal:** Mr. Toney reported the association changed attorneys from Ellis Law to High & Crowe Law. Mr. Toney also reported liens had been filed on property owners who had not paid their assessments.
 - E. **Policy/Procedures:** Mr. Toney reported the assessment payment policy was modified due to the pandemic by delaying the lien filing until September this year.
 - F. **Maintenance/Camping Section:** Mr. Toney reported the pool restoration was completed this year and he thanked Paragon Pool Services and John Williams for their help. Mr. Toney also reported that our maintenance worker had stepped down in July and the association was looking for a new one. He thanked the board members for pitching in and helping out until a new one is found.
 - G. **Aesthetics:** Mr. Rascoe reported he had sent out between 30-40 aesthetic letters this year.
 - H. **Pool/Park:** Mrs. Cacace-Beshears reported that the pool opened on August 7th and closed on September 13th and pool fees were waived for the year due to the late opening. Mrs. Cacace-Beshears thanked Christine, Peggy and Lisa for their work at the pool and park.

I. **Community Affairs:** Mrs. McGowan thanked everyone for their support for the year.

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

9. **Comments from President Mrs. Howell:** Mrs. Howell thanked everyone for their help in making Snug Harbor look great.

10. **Comments from the Board:** none.

11. **Comments from the Members:** none.

12. **Election Procedures:** Mrs. Howell read the election procedures.

13. **The Ballot: Mrs. Howell**

A. **Introduction of Nominees:** Mrs. Howell

B. **Nominations from the Floor:** Roberta Orts nominated Lisa Beyer, seconded by Christine Camilleri

C. **Cast Ballots:** Mrs. Howell announced the recess to cast ballots.

14. **Announcement of Holiday Events: Civic League**

a. Light up Snug Harbor, Saturday, December 12th

15. **Next General Membership Meeting is December 12th, 2020 at 9AM at the clubhouse.**

16. **Next Year's Annual Membership Meeting is November 13th, 2021 at 9AM at the clubhouse.**

17. **Ballot Box is closed for 30 minutes from start of Recess:** Time: 9:55AM

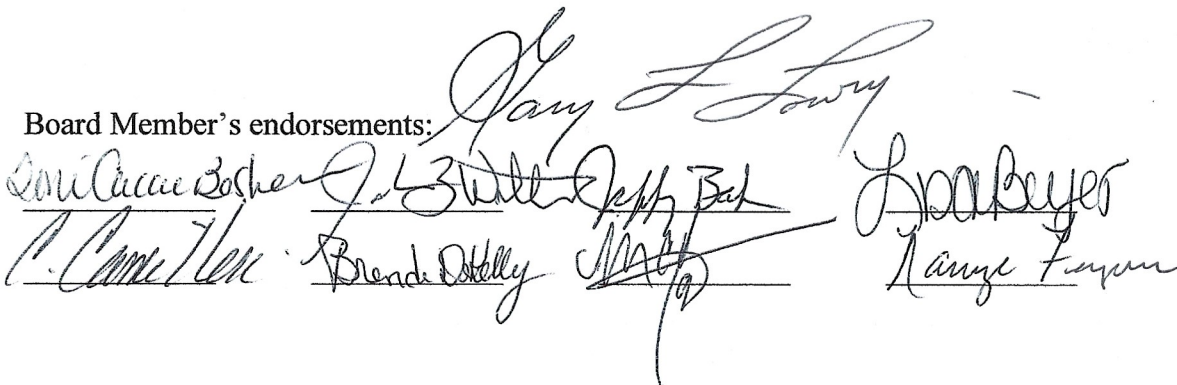
18. **Motion to Recess to count the ballots:** Time: 10:25AM

19. **Reconvene for Election Results:** Time: 10:54AM

20. **Motion to Adjourn:** Time: 10:57AM

Secretary, SHPOA

Board Member's endorsements:

Handwritten signatures of board members endorsing the election results. The signatures are: Gary L. Lowry, Sami Caccavato, Joshua J. Still, Jeff Bak, Lisa Beyer, Christine Camilleri, Brenda Kelly, and Karyn Foyen.