

## **Minutes Snug Harbor Property Owners Association**

**May 10, 2025**

1. **Meeting was called to Order by** Toni Cacace-Beshears
2. **Members Present:** Ms. Peggy Tilghman, Mrs. Nancye Ferguson, Ms. Christine Camilleri, Mrs. Toni Cacace-Beshears, Mrs. Robyn Pomales, Mrs. Tracey Kenyon, Mr. Jeff Baker  
**Excused:** Ms. Joan Revell, Mr. Brad Wiliford
3. **Invocation done by** Mrs. Nancye Ferguson
4. **Pledge of Allegiance led by** Mr. Jeff Baker
5. **Welcome Members, Guests** Mrs. Cacace-Beshears
6. **Moved and Approved Agenda** Mrs. Toni Cacace-Beshears, Mr. Jeff Baker, Mrs. Robyn Pomales
  - **Board Actions Motions Presented, Seconded and Passed during the prior month:** The agenda was approved with no additions or deletions.
  - The board approved forgiving late fees for Frank Murray and Parra.
  - The board approved changing Snug Harbor office hours to 9-2 on Tuesdays, 9-12 on Saturdays, and adding Thursdays from 9-2.
  - The board approved a contract to switch to MediaCom.
  - The board approved a request for a waiver of a late-time fee for Mortensen Fox.
  - Four aesthetics letters were approved for F57 and H43 for debris and grass, G36 for garbage in the driveway, and C3 for grass.
7. **Minutes were moved and approved,** Toni Cacace-Beshears, Jeff Baker, Nancye Ferguson
8. **Committee Monthly Reports:**
  - a. Community Affairs/ Communication, Mrs. Pomales reported no new updates for Community Affairs.
  - b. Treasurer- Monthly Report, Mrs. Ferguson reported that two CDs were entered at favorable rates and another one will be done later in the week. Toni mentioned that there were no projected budget shortfalls for this year, but the final figures from last year are still being adjusted.
  - c. Secretary/Office Christine Camilleri reported 16 liens need to be filed.
  - d. Legal – Ms Revell -absent, no changes
  - e. Maintenance/ Camping Section Jeff Baker reported that McPherson completed water line repairs in two sections. Mentioned a water leak was repaired and the road repacked. Jeff stated that a block in the building was replaced, and the wall painted. Jeff reported Bertie Electric will service the generator, which hasn't been serviced since 2022. Jeff noted the generator only supplies power to one side of the building and suggested considering an upgrade to a 22kW or bigger unit for full building coverage.
  - f. Pool/Park -Ms. Tilghman reported that pool and park preparations are in good shape for the summer. Volunteers are needed for the snack bar, with Brad, Chandler, and Sean currently signed up.
  - g. Aesthetics Committee -Mrs. Tracey Kenyon noted the aesthetic email is effectively addressing concerns. Tracy mentioned that two new applications were voted on, and two previous ones were resolved.
  - h. Architectural Committee- Mr. Brad Wiliford- Brad had two new applications. Brad, Jeff and Toni are reviewing the architectural policy and consulting with a civil engineer.
  - i. President- Policy/Procedures – Working with Architectural Committee and working on liens. The Budget and Spending Committee reviewed several areas, including office professional expenses, liens and foreclosures, and salary. Recommendations included reviewing options for publishing newsletters and establishing a limit on aesthetic fines. The board rejected changing late fees from one per lot to one per owner and providing a one-time discount on assessments. Salary increases will be considered based on market-based and merit increases. The committee discussed tracking time for projects and addressing transparency concerns. The board provides minutes, uses Facebook and newsletters for communication, and allows open floor time for concerns. The monthly cash balance has been added back to the monthly financial results.
  - j. Civic upcoming events- Civic will serve hot dogs and hamburgers for \$5 at the pool opening on Saturday, with Friday and Saturday being free days with no pass necessary.

**Motion made, seconded and approved to accept all reports.**

has been purchased for use in the office.

### **Budget and Spending Committee Report**

- The Budget and Spending Committee reviewed several areas, including office professional expenses, liens and foreclosures, and salary.
- Recommendations included reviewing options for publishing newsletters and establishing a limit on aesthetic fines.
- The board rejected changing late fees from one per lot to one per owner and providing a one-time discount on assessments.
- Salary increases will be considered based on market-based and merit increases.
- The committee discussed tracking time for projects and addressing transparency concerns.
- The board provides minutes, uses Facebook and newsletters for communication, and allows open floor time for concerns.
- The monthly cash balance has been added back to the monthly financial results.

#### **Neighbors Helping Neighbors Initiative and Community Resources**

- Bill Gasser is taking on the neighbors helping neighbors initiative to provide community resources and assistance.
- Tracy Kenyon mentioned that the initiative aims to connect people with available resources in the community.
- The board cannot directly hold hands with the neighbors helping neighbors initiative.
- The website has a resource section with community resources that needs updating.

#### **Additional Information and Announcements**

- Tracy Kenyon put community information on the outside board.
- Laura is in the office, beginning her third week.
- The next meeting is scheduled for June 14th at 9 o'clock, and the next workgroup meeting is on Wednesday, May 28th.

#### **Comments from the floor:**

Civic League needs more volunteers

StraightTalk phone

Chris Taylor requested update on buoys and Health Care Fair. Robyn and Peggy will work with him on Health Care Fair.

#### **Meeting Adjourned**

Respectfully Submitted,

Christine Camilleri, Secretary

Board Member's Endorsement
