

Snug Harbor Property Owners Association
Association Meeting Minutes
March 8, 2025

Meeting was Called to Order by Toni Cacace-Beshears, President at 9:00 AM

Members Present:

Mr. Jeff Baker, Mrs. Toni Cacace-Beshears, Ms. Christine Camilleri, Mrs. Nancye Ferguson, Mrs. Robyn Pomales, Ms. Joan Revell, Ms. Peggy Tilghman, By phone - Mr. Brad Wiliford and Robyn Pomales.

Invocation: Ms Joan Revell

Pledge of Allegiance: Mr. Jeff Baker

Welcome Members, Guests: Mrs. Cacace-Beshears

Additions/ Deletions / Approval of Agenda: Mrs. Cacace-Beshears, presented. Board approved.

Board Actions – Motions, Seconded and Passed:

Policy for Board of Governors Eligibility Criteria (see below for what was presented)

Cap on Aesthetic and Architectural fines at \$500

Approval of Minutes: The minutes of February 8, 2025 were approved.

Committee Monthly Reports:

Community Affairs /Communication, Mrs. Pomales (read) Main focus has been Researching the delinquent owners and possible abandoned properties and will begin contacting owners alongside Joan to get owners in compliance and fees paid or homes foreclosed on.

A reminder our Facebook page is a place for positivity and we appreciate everyone's cooperation and understanding as we have had to delete some posts recently. Each person was notified as to why. Our property values depend on us being a desirable community and I am striving to keep the lines of communication open so no more misunderstanding or assumptions occur. I urge anyone with concerns to please reach out to me in writing at the HYPERLINK "mailto:SHPOA27944@gmail.com" \t "_blank"<SHPOA27944@gmail.com> email.

Newsletter will be mailed no later than the 15th

I have been sampling HOA softwares and pricing out to see if that would be a better fit over hiring a company. Management companies are about 10% if collected assessments. So far I have it down to about \$6 per owner for the year and we could combine lots to one owner to not pay for each lot. Would have all communications in the system, billing, online payments, violation tracking etc.

Treasurer, Mrs. Ferguson – attached report
Secretary / Office, Ms. Camilleri – no report

Legal, Ms. Joan Revell – no report

Maintenance / Camping Section, Mr. Jeff Baker – P-section water lines for Comfort station, cost \$25,000 process will start soon. There has been some kicking in of doors in A-Park bathroom, and changing locks. If a problem with paved roads, the call needs to go to NCDOT. More that call the more likely to get the problem resolved.

Pool / Park , Ms. Tilghman – Filtration system needs new valves. Inspection of 2 pools will be done on May 20.

Aesthetics Committee, Mrs. Tracy Kenyon – see above

Architectural Committee, Mr. Brad Wiliford – Committee will work on updates to the policy.

President - Policy/ Procedures, Mrs. Toni Cacace-Beshears – Presented the Board Eligibility Criteria (on back of the Agenda)

Civic upcoming events, Ms. Tilghman – St. Patty's Pot Luck on March 13.

All reports were Motioned, Seconded and voted unanimously for acceptance.

Correspondence, Unfinished Business or

No New Business and Other Business.

Comments from the Floor:

P-Section water lines – discussed the cost and process, and how it was going to affect P-Section water access.

Board eligibility- question about asking for 3 years off and possible clarification for reasons for leaving

Boat placards – question about use and availability of boat placards

Announcements:

Next Association Meeting – Second Saturday of the Month at 9:00 AM, April 12, 2025
Next Scheduled Board of Governors Work Meeting: Wednesday, March 26, 2025

Meeting adjourned: 9:45 by Ms. Cacace-Beshears

In order to be eligible to run for the Board of Governors for the Snug Harbor Property Owners Association, individuals must meet the following criteria:

1. **Membership in Good Standing:** Candidates must be a member in good standing of the SHPOA community, with all dues and assessments paid up to date.
2. **No Sex Offender Record or Felony Convictions:** Candidates must not be listed on any sex offender registry, and must not have any history of sexual offenses. Candidates must not have been convicted of a felony. (Applicants will need to submit a background check prior to being accepted as a nominee. If a member is nominated from the floor at the Annual meeting, and is elected, they will be provisional until a background check has been completed)
3. **Compliance with Board Rules:** Candidates who have previously served on the Board of Governors must not have a history of breaking the board rules during their tenure.
If a board member leaves the board for any reason, they will not be able to run again for three years.

These eligibility criteria are established to ensure that the candidates running for the Board of Governors uphold the values and standards of the SHPOA community and can effectively serve the best interests of the association and its members.