

Snug Harbor Property Owners Association
Association Monthly Meeting Minutes
February 8, 2025

1. **Call to Order:** The meeting was called to order by Toni Cacace-Beshears the President, at 9:00 AM on February 8, 2025
2. **Members Present:**

Mr. Jeff Baker, Mrs. Toni Cacace-Beshears, Ms. Christine Camilleri, Mrs. Nancye Ferguson, Mrs. Robyn Pomales, Ms. Joan Revell, Ms. Peggy Tilghman, Mr. Brad Williford comprising a quorum.
Tracy Kenyon was not present, with an excused absence.
3. **Invocation:** Ms Joan Revell
4. **Pledge of Allegiance:** Mr. Jeff Baker led the Pledge of Allegiance
5. **Welcome Members, Guests:** Mrs. Cacace-Beshears. Mrs Cacace-Beshears shared that there was a job opening in the office, there were applications, job descriptions on the table at the front. She also read from Bylaws, Article VI Sections 1 and 7, that described the role of the Board of Governors. She also stated that we would not discuss what happens with an employee in a public forum, or with anyone outside the board of governors. This is to conform to the requirements of employer responsibility and the law regarding confidentiality.
6. **Additions/ Deletions / Approval of Agenda:** Mrs. Cacace-Beshears presented board approved.
7. **Board Actions:**

Approved the following Board member positions:

 - President – Toni Cacace-Beshears
 - Vice President – Community Affairs / Communication – Robyn Pomales
 - Treasurer – Nancye Ferguson (Tracy Kenyon as a board member in training)
 - Secretary – Christine Camilleri
 - Aesthetics – Tracy Kenyon
 - Architecture – Brad Williford
 - Legal – Joan Revell
 - Maintenance – Jeff Baker
 - Pool and Park – Peggy Tilghman
8. **Approval of Minutes:** The minutes for the January 11, 2025 were approved.
9. **Committee Monthly Reports:**
 - a. **Vice President - Community Affairs /Communication:** Mrs. Pomales reported that we will be using the shpoa27944@gmail.com as the official email for Snug Harbor business. Also aesthetics and architecture committees will have their own email. There is a QR code to access. Comment about following our Facebook policy about negative comments.
 - b. **Treasurer:** monthly report was presented by Mrs. Ferguson. Toni has met with Karen Giles to gather information for her Budget Idea Committee. Tracy Kenyon is treasurer in training.
 - c. **Secretary / Office:** no report
 - d. **Legal:** Ms. Revell states we are still moving forward with Mr. Crowe with foreclosures.

- e. **Maintenance / Camping Section** : Mr Baker announced we are moving forward with the water lines to the comfort station. Signed contract, and start date of 3/1/2025. Should take two weeks without any problems. Insurance visit planned to review all property. OSHA books have been put in all buildings.
- f. **Pool / Park**: Ms. Tilghman received the email that we have a May 20 inspection date. Maintenance has been working on fall clean up at park. Pool passes are available. Toni mentioned that Peggy passed her Pool Operators license renewal. Toni's good till August of this year. Looking for another person to get certified.
- g. **Aesthetics** : No report.
- h. **Architectural**: Mr. Wiiford has three new applications.
- i. **President - Policy/ Procedures**: Mrs. Cacace-Beshears still working on updating policies and procedures.
- j. **Civic**: no upcoming events

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

10. Correspondence, Unfinished Business or New Business: none.

11. Comments from the Floor:

Gary Lowry discussed the vote counts, questioning that the envelopes had been tampered with and wants before and after counts after he passed out an email from Theodore Seville questioning the voting process; said the board should be transparent; asked if the board taped the Meet and Greet (the Board did not tape that meeting).

John Williams was reminded before starting, that confidentiality worked both ways as far as sharing personnel issues. John questioned Joan about legal responsibilities, liens filed, roads. He was told by Toni, that we heard his questions and will get back to him. He discussed the employee, and what he had knowledge of for that employee. He talked about the two new board members should not have had a vote, said "we are entitled to have participate with removal" and that there should not be open communication between board and non-board members. He said the community has lost an asset because of the knowledge of the community.

Gary said the bylaws allowed for community to remove board members. Toni found section in bylaws (Article VI, section 4 and Article VIII (Officers) section 3). Copy of Bylaws and Covenants handed to Gary to see if saw anything else. Noting found. Bill Toney stated that the community did have the power through the Planned Community Act. John mentioned the document that Gary passed out (T Seville email), board member said clubhouse was painted by volunteers. Toni said that board member spoke incorrectly, that maintenance did the painting just like for all the buildings the association owns.

Gary wanted number of liens and foreclosure information. Workgroups not sharing information.

Bill Toney asked about the Teak Street and need for road work. Seminole as well.

Robyn, read some of the Planned Community Act information on removal of board members (Quorum, over 50% or 75% brought up). Question about how they defined a quorum. Bill Toney said the threshold was less, called for a vote, ballots sent out and tally like an election. Brad said that because the Association is old, that we are only bound by certain chapters. There has been no evidence that the association adopted The Planned Community Act. Gary added, not against the board, just transparency is an issue.

Toni reminded that the Association is only required to meet once a year for the Annual meeting. We schedule meetings every month. The Board of Governors is only required to meet every other month, and they are scheduled to meet a minimum of twice a month. We volunteer, get abused regularly. We maintain goals and continue to do what is best for the community. She also mentioned that the board (all community members in

good standing) did a recount of the election and the results were the same. The voting box actually had two locks on it, so probably the most secure ballots for the association.

Bill Toney said there were many in the room with board experiences and spoke about Cristy and thanked her. Penny Norman questioned Joan posting the job position on facebook. Joan responded that she was asked by the President to post the opening, and we need to fill the position. Penny also said she heard on street that the group is not a united group.

Gary Lowry thanked us for allowing to express concerns.

12. Announcements:

Next Association Meeting – Second Saturday of the Month at 9:00 AM, March 8, 2025

Next Scheduled Board of Governors Work Meeting: Wednesday, February 26, 2025

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

Christine Camilleri

Secretary, SHPOA

Board Member's endorsements:

