



MINUTES

October 25, 2025

Cedar Creek Community Church

Southwood Shores Board Meeting

The October 25, 2025 meeting of the Southwood Shores POA met in an open meeting with the residents/members present. The meeting was called to order by POA President, Jim White at the Cedar Creek Community Church at 2pm. Board members present: President-Jim White, Vice-President-Tami Sharp, Treasurer-Mark Weismann, Secretary-Edna Maxwell, Director-Chris Skinner, Director-Christi Hanson. Director-Robert Emfinger was absent. A quorum was declared by Secretary Edna Maxwell.

1. Approval of the May 18, 2025 Board Meeting Minutes-Motion was made by Treasurer-Mark Weismann to approve the May 18, 2025 Meeting Minutes. Director Chris Skinner seconded the motion. A unanimous vote by the Board approved the Minutes.
2. Treasurer-Mark Weismann presented the Financial Report through September 30, 2025. Secretary-Edna Maxwell made a motion to approve the Financial Report. Director, Chris Skinner seconded the motion and all Board members present voted unanimously to approve the Financial Report.
3. The following were presented for as a Consent Agenda . Treasurer-Mark Weismann made the motion to approve all the Consent Agenda action items presented. Vice President-Tami Sharp seconded the motion and all Board members present voted unanimously to approve the motion
 - A) Approval of \$10,890 deposit to Martin Marine for the seawall.
 - B) Approval of \$60.48 to Jim White for postage/supplies for statement billings.
 - C) Approval of \$347.86 to Mark Weismann-office supplies/P.O.Box Annual Rental
 - D) Approval \$840.79 to Wicked Miller for Park Dock repairs, labor and materials.
 - E) Approval of Dale Sharp as Park Committee Chairman
4. President Jim White presented an update of the POA Park Seawall construction as well as setting goals for next POA Park upgrade.
5. President Jim White introduced the Board's request of community members input regarding possible revisions of the POA Rules and Regulations and/or POA Deed Restriction. The Deed Restriction revisions or changes will require 2/3 vote approval of our POA Membership. Revision input can be sent to the Board for consideration via the POA Board gmail.
6. President Jim White announced the intention of the Board to make contact with Rental Property Owners via a letter with an owner's packet to be shared with renters. The purpose of this packet is to provide to both owner

and renter important information regarding the POA rules, regulations, restrictions and owner's POA participation.

7. The following Committee updates were provided:

Deed Restriction Review Committee Report-Doris Winderweede reported no new request of her committee. Social Committee Report-Lynn White announced annual POA Christmas Party scheduled for December 6, 2025 at the Cedar Creek Community Church 6-8 pm.

Neighborhood Crime Watch Committee Report-Daryl Scoggins reported no neighborhood crime incidents.

Welcoming Committee Report-Christi Hanson reported no activity regarding new neighbors.

Fundraising Committee Report-Kathy Skinner reported no fundraisers planned at this time.

8. Approval of the Non-Residential Lot Policy Action Item was discussed by the Board Members present. Each Board member gave input for discussion purposes. Comment and discussion was open to residents in attendance as well. Treasurer-Mark Weismann made the motion to table the decision without a Board vote at this time. The motion was seconded by Vice President-Tami Sharp. All Board Members voted to table the decision without a vote, with the exception of one dissenting vote by Board Director-Christi Hanson.
9. President Jim White and Secretary Edna Maxwell introduced the Board Resolution requiring Board Member Binders must be returned upon completion of term. Treasurer-Mark Weismann made the motion to approve the Resolution and Vice President-Tami Sharp seconded the motion. The Board members voted unanimously to approve the Resolution.
10. Old Business-Treasurer Mark Weismann presented a summary regarding the Martin Marine Sea Wall upcoming services.
11. New Business-None
12. Resident Comments were made regarding POA policy to notify the Board of complaints regarding Rules and Regulations. Residents are to make formal complaints via the POA Board gmail.
13. Adjournment-Tami Sharp made the motion to adjourn. The motion was seconded by Mark Weismann and all Board members voted unanimously to adjourn the meeting at 3:18.

Submitted by Southwood Shores POA
Secretary Edna Maxwell