

## **THPOA Regular Meeting April 9, 2022 Minutes**

1. Call to order 8:30AM Barbara Dickens

Prayer

Pledge of Allegiance

Roll Cal: Barbara Dickens, Steve Eckert, Debbie Tanner, Don La Rouax, Joseph Polizzi, Bob Price

2. Meeting Guidelines – Steve Eckert

3. Guest – Brody Smith, POA Attorney from Kerry Hagan Law Firm.

4. Guest Speaker – Karen Vizena- Did not show

5. Old Business – nothing brought up

6. Public Forum

Melisa Price talked about Facebook post against her.

Debbie Tanner thinks permit fees should be revisited.

Chris recommends we don't have meetings during the weekdays before 5:30PM

Don LeRouax wants the gates to tennis court and basket ball court left open during pool construction. It was determined that it was not possible.

Bonnie Laverty asked everybody to respect everybody else even if they have a different opinion.

Sherry complained that while she was out of town a board member harassed the construction workers on her property even though she had all of the proper permits.

Jim Robertson complained about trash on the property next to his.

James Mitchel wants to know about decisions on the roads. He was told it is on today's agenda.

Sandra James wants to consider making a park out of our ball field.

Bob Price pointed out the ARA does not create the deed restrictions, the board does.

7. Consent items: Feb 5<sup>th</sup>, 2022 Special Meeting and Executive Meeting as well as March 12<sup>th</sup> 2022 minutes approved.

Financial Statements approved – Debbie Tanner

8. Drone Project – there was a lot of discussion about the drone project. Those who objected objected mostly on the bases of privacy. The project was brought up for a vote and approved.

9. Contracting police officers for board and membership meetings. Steve Eckert. Not prohibited by our bylaws. Steve made a motion that police can be contracted only by the board for our meetings. It was seconded by Don. Passed 5 in favor 1 abstained.

10. Steve Eckert led a discussion of hoe items get assigned to Board and Membership Meeting Agendas. After some discussion, Steve moved to have a meeting on the outside to determine the rules for how items get on the agenda and have these rules brought to the board as a whole to determine if they should be placed into effect or not. The motion was seconded by Don. The motion was passed 5 for 1 abstention.

11. Correspondence Review: There were no official correspondeces.

12. BB presented complaint against Mr. Stokes on behalf of complainant. C-P 031622A Lumber and other building materials scattered throughout the woods. Brought to a vote to enforce restrictions or not. 2 voted against 4 voted for enforcement.

There was a motion by Bob Price to send a letter to the owns of a property on Twin Harbors Dr to remove rubbish in yard. 100% voted in favor.

13. Brody gave is legal guidance in regards DR S032022A and DP-P-031722A. First he asked if we allow absentee ballots. He was informed that we do. He then informed us:

- 1 ARA guidelines and fees are enforceable
- 2 The Board is not required to mail notifications
- 3 The bylaws can be changed by a simple majority

14. A discussion was led by Bob Price about future reviews by the firm Aubrey & Barichello. Its was brought to a vote. In the future, there is no problem if we wish to continue to use them to complete our income tax returns. However, all reviews should we completed by a CPA.

15. See # 14

16. Committee Chairs to provide updates

Jon Nelson They are working on revising the Deed Restrictions. It is going to be a rather long process. He is happy to announce the there will be a new member of the committee for section I, sense section I has some different Deed Restrictions.

Elizabeth Harris is more than happy to chair the garage sale committee as long as there are volunteers to help her by May 15<sup>th</sup>

Bob Price the IT committee should be setup by next month and some initial work done.

Debbie Tanner- Directory Committee nothing to report at this time.

Debbie Tanner – Social Committee It was brought to a vote after a short discussion to approve \$600.00 for the Memorial Day Picnic. It was unanimously approved.

17. Joseph Polizzi Roads The majority of the residents who live on Arrowhead agreed to put off the repaving of their road so that we can afford to work on Wildwood Harbor from Twin Harbors going South to just past Robertson and Wildwood Harbor Circle from TH dr to PV north. Thank you Arrowhead residents lead by Bonnie.

18. Tractor maintenance and repairs Joseph Polizzi no repairs or maintenance needed this month.

19. ARA Committee BB  
8 Permits issued  
3 homes going up  
1 permit violation

20. Swimming Pool

Most of the work is on schedule, but the pool will not be able to be opened without a fence that meets the legal requirements, which include a high automatic latching gate so that young children cannot open it on their own. The committee is working on getting bids that meet the requirements.

21 Club House maintenance Steve Eckert no new maintenance currently required.

22. Steve Eckert no new documents to bring to the County for recording. Waiting for the County to approve documents previously delivered. He will check on the progress.

23. Debbie Tanner

She went through some changes that may be need to our budget because of the increase in cost of several items including the pool. At this time the meeting was several hours long and the number of homeowners in attendance was greatly reduced. Joseph Polizzi recommended we table changes in the budget until the next meeting because budget changes effect the whole community and all members should have the opportunity to give their impute. It was tabled until next meeting.

Debbie Tanner resigned as treasure. She said she would still be active on committees.

24 Adjournment at 12:10