

Turtle Cove Property Owners Association
Open Meeting Minutes
October 27, 2025
6:30 p.m. - TCPOA Restaurant

Meeting called to order by Zach Hinnant at 6:30 p.m. at TCPOA Restaurant.

Quorum established.

Attendees:

Zach Hinnant - President
Ann Anderson - Vice President
Dale Myers - Secretary
Dorothy Cedars - Treasurer
Greg Feltman

Dani Kelly
Dave Thomas
Jason Sikes
Wayne Snow

Actions without a meeting since last open meeting

Motion - October 7, 2025 - Liquor license renewal

An electronic vote of the board took place between October 6 and October 11, 2025, regarding the designation of an individual to serve as the responsible party or point of contact for the Association's liquor license.

A motion was made by Zach via email to designate the General Manager as the responsible party on the Association's liquor license, with the liquor license remaining in the name of Turtle Cove Property Owners Association, Inc., subject to the following requirements:

1. The Board of Directors retains the authority to modify or revoke the designation at any time.
2. The General Manager must report to the Board at least quarterly regarding liquor license compliance, including confirmation that all required pour permits are current and valid in accordance with Jasper County ordinances.
3. The General Manager shall immediately notify the Board of any violation, investigation, citation, or compliance issue involving the liquor license.
4. All staff members serving alcohol shall obtain the required pour permit within thirty (30) days of hire, and documentation of such permits shall be maintained and made available to the Board upon request.

Vote

A recorded electronic vote of the Board was conducted through ElectionBuddy.
Motion approved - eight in favor, one opposed

Resolved

That the GM will renew the liquor license as responsible party and provide required reports to the Board as per the motion.

Open Meeting Business

Motion - previous minutes approval

Motion by Zach to approve the open minutes from September 24, 2025. Second received.

Vote

Unanimous approval

Resolved

Minutes from Sep 24, 2025 were approved as read and entered into the association records.

Zach provided a report on the Sunday, Oct 26, 2025 workshop.

Motion - amendment to approved motion from Sep 25, 2024.

Greg made an amendment to the motion approved by the Board on Sep 25, 2024, to allow view-only access to everything except bill.com for all directors. Motion seconded.

Vote

Motion approved - five in favor, four opposed

Resolved

The motion approved from Sep 25, 2024 has been amended to allow view-only access to services listed except bill.com for all directors.

Motion - golf cart purchase

Ann made a motion to purchase 10 used golf carts at \$3250 each. Purchase 5 now and purchase 5 in the next fiscal year. Motion seconded.

Vote

Unanimous approval.

Resolved

The Association will purchase 5 golf carts now at \$3250 each and then another 5 in the next fiscal year.

Dorothy provided a treasurer report.

Motion - pool repair

Dave presented an estimate for the pool repair. To fix the pool, the estimate is \$38,350. Trying to get with Collin's to update the quote and include a concrete stamp to make it decorative. Dave makes a motion to accept the pool repair estimate as presented to adjust the cost up to a maximum of \$41,350.

Vote

Unanimous approval

Resolved

The Board approves Collins Pool's repair contract for up to \$41,350.

Motion - regular meeting schedule

Motion by Wayne to cancel November and December meeting. Motion was seconded.

Vote

Motion approved - Eight in favor, one opposed.

Resolved

Next regular Board meeting will be Monday, January 26, 2026.

Motion - base water service rate

Dorothy makes a motion to raise the base monthly water fee from \$40 to \$45. Motion seconded.

Vote

Motion approved - Six in favor, three opposed

Resolved

The base monthly water rate will increase from \$40 to \$45 for all properties with water service starting January 2026.

Motion - 2026 Fee Schedule

Motion by Dorothy to accept new fee schedule. Second by Wayne. Yes 8 No 1. Motion carries.

Vote

Motion approved - Eight in favor, one opposed

Resolved

New fee schedule for 2026 has been approved and will be enforced January 2026.

Motion - Special assessment for 2026

Dorothy reported on 2025 special assessment of \$50 for water infrastructure replacement, repairs, and erosion control. Collected \$69,838. Spent \$47,298. Dorothy made the motion to renew \$50 assessment. Motion seconded.

Vote

Motion approved - five in favor, four opposed

Resolved

The Board will levy a special assessment of \$50 for all properties effective March 1, 2026.

Motion - Restaurant ceiling fan installation

Zach moved to accept quote from Blue Bird in the amount of \$3011.00 with the stipulation that they must show proof of insurance.

Vote

Motion approved - eight in favor, 1 opposed

Resolved

The association will accept quote from Blue Bird for \$3011 once they provide proof of insurance and the ceiling fans will then be installed. Quote 2005-820.

Motion - HVAC Maintenance agreement

Motion by Ann to accept maintenance agreement from Air Georgia at the annual rate of \$1689 for HVAC maintenance. Motion seconded.

Vote

Unanimous approval

Resolved

The association will accept the HVAC maintenance agreement per the provided contract under quote #1908.

Meeting adjourned at 8:13pm.

Secretary: Philip D Myers III Date: 2026-01-29

Audit trail

Details

FILE NAME	10272025 Open Meeting Minutes - 1/29/26, 3:29 PM.pdf
STATUS	<div><div></div>Signed</div>
STATUS TIMESTAMP	2026/01/29 20:30:17 UTC

Activity

<div><div></div><div>SENT</div></div>	dalemyers@turtlecovepoa.com sent a signature request to: <ul style="list-style-type: none">Philip D Myers III (dalemyers@turtlecovepoa.com)	2026/01/29 20:29:31 UTC
<div><div></div><div>SIGNED</div></div>	Signed by Philip D Myers III (dalemyers@turtlecovepoa.com)	2026/01/29 20:30:17 UTC
<div><div></div><div>COMPLETED</div></div>	This document has been signed by all signers and is complete	2026/01/29 20:30:17 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.