

Turtle Cove Property Owners Association
Open Meeting Minutes
March 30, 2026
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	Greg Feltman
Ann Anderson - Vice President	Dave Thomas
Dale Myers - Secretary	Jason Sikes
Dorothy Cedars - Treasurer	Wayne Snow
	Dani Kelly

Absent: None

Actions without a meeting since last open meeting

1. Action without a meeting - January 29, 2026

Quotes gotten for Golf Maintenance Building for Insulation & Repair of Roof, the bathroom in that building & the outdoor bathroom. Quotes totaling: \$13,100 On our Project List, we allotted \$15,000 for roof repair. We can get all 3 done for less than \$15,000 and be under budget from our Project List! Ann would like to make a motion to accept these bids and get started on the repairs that are long over due. Motion seconded.

Vote: Yes 7 No 2.

2. Action without a meeting - February 21, 2026

Motion over email by Ann for Ben / BM Construction to complete the roof with alumicoat at \$3500 and have him finish while he's still working out there. Motion has received a second.

Vote: Yes 7 No 1. .

Open Meeting Business

Old Business

Approval of Previous Open Meeting Minutes

Dave moved to approve the previous open meeting minutes from January 26, 2026.

Vote: Unanimous approval

New Business

During discussion of several expenditure motions, Board Member Dale Myers expressed concerns regarding the adequacy of supporting documentation provided prior to voting.

Beaches Report

Zach provided a report on the beaches.

Magic Cup - 1st annual 5K

Ann provided a report about the M.A.G.I.C. cup golf tournament and announced the 1st annual Turtle Cove 5K.

Golf Sheds

Zach made a motion to build 6 extra golf sheds for \$22,000. Dave seconded.

Vote: Yes 8 No 1.

Men's bathroom

Ann shared quotes and there was discussion about upgrading the men's bathroom. Request was made to get more detail about the scope of work and the project is postponed until that is made available for Board review.

Pool bathroom

Motion by Ann to do pool bathroom for \$6500.

Vote: Yes 8 No 1.

Restaurant / Lounge

Dale provided a report on the state of the double convection oven in the kitchen. Only one oven is currently functioning, the gas oven does not have proper ventilation which causes a safety concern, and the oven is not heating evenly. Dale presented a quote from an online reseller to purchase an electric double convection oven for \$4999.00 and made a motion to purchase the oven. The motion was seconded.

Vote: Yes 9 No 0.

Wifi and office network upgrade

Dale presented a quote from Iron Comet to upgrade the clubhouse WiFi network and also provide outdoor WiFi to cover the pool, courts, and outside of golf with WiFi service. Motion by Dale to approve \$1800 quote from Iron Comet for Firewall and WiFi upgrade for up to \$2500 to allow for installation labor cost that was not included in the quote.

Vote: Yes 9 No 0.

Election report

Dale provided an update on the election process.

Treasurer report

Dorothy shared a report on financials and stated that the audit report from 22, 23, and 24 has been received and there were no significant finding. We have \$1,188,810 in bank. This is \$41,000 more than from February 2025. \$92,000 more than in February 2024. Net income for 2026 so far is \$272,625. In February 2025 we have \$31,000 more. In February 2024 we had \$63,000 more. Dorothy stated this is due to getting a jump on expenses and having already spent \$91,000 this year on a number of projects: Kitchen HVAC \$35,000, Well repairs \$15,000, and other items.

Pool Report

Dave provided a report on the pool. It is fixed. Waiting on inspection and then it will open.

Electrical for courts

Dave provided an update on the electrical power upgrade for the courts.

Tree removal

Dave shared a report on some tree removals.

A&E report

Jason gave an update on A&E. Nothing significant to report. Tree removal permits and hour building permits are coming in.

Security report

Wayne gave a report about security and reminded everyone to get beach passes for vehicles.

Water report

Dani gave a report on the water system. We had two(2) water main leaks last month and six(6) service leaks. Installation of five(5) meters was completed bringing the total number of meters installed to 1,119. Whippoorwill #9 well is down and waiting on parts to bring it back online.

Dani spoke about the need for a GPR Cart to assist water in location and repairing leaks quicker. Dani made a motion to purchase the cart for \$18,444. Motion seconded.

Vote: Yes 9 No 0.

Dani spoke about potholes that need patching after water repairs were done. Motion by Dani to patch the potholes for \$3200.

Vote: Yes 9 No 0.

Legal report

Greg shared there is no active legal cases.

Beaches report

Zach presented quotes for picnic benches at the beaches. Twelve picnic tables for \$9,468. Zach made a motion to purchase the picnic tables. Motion was seconded.

Vote: Yes 9 No 0.

Zach presented quotes to purchase 10 grills for \$2400. Motion was seconded.

Vote: Yes 9 No 0.

Tree removal

Ann presented quotes on tree removal for \$3000. Motion seconded.

Vote: Yes 7 No 1 Abstain 1.

Mulching around clubhouse and golf course

Ann presented a quote for \$5700 from West solutions for machine mulching behind hole #2, behind courts, around bridge, and some other areas. Motion seconded.

Vote: Yes 7 No 2.

Audit trail

Details

FILE NAME 03302026 Open Meeting Minutes - 5/12/26, 1:28 PM.pdf

STATUS ● Signed

STATUS TIMESTAMP 2026/05/12
17:29:24 UTC

Activity



SENT

dalemyers@turtlecovepoa.com **sent** a signature request to:
• Philip D Myers III (dalemyers@turtlecovepoa.com)

2026/05/12
17:28:43 UTC



SIGNED

Signed by Philip D Myers III (dalemyers@turtlecovepoa.com)

2026/05/12
17:29:24 UTC



COMPLETED

This document has been signed by all signers and is **complete**

2026/05/12
17:29:24 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.