

Turtle Cove Property Owners Association
Open Meeting Minutes
September 25, 2024
6:30PM - TCPOA Restaurant

Meeting Minutes

1. Call to Order by Sonny at 6:30pm, motion by Sonny, 2nd
2. Roll call

Attendees:

- Sonny Braswell - President
- Ann Anderson - Vice President
- Dale Myers - Secretary
- Dorothy Cedars - Treasurer
- Gary Wiggins
- Dani Kelly
- Wayne Snow

Absent: Zach Hinnant, Greg Feltman

Quorum established

Old Business

3. Motion to approve Aug 28, 2024 minutes by Wayne, 2nd Dani **Yes 7 No 0 Motion passes**

New Business

4. A&E Report by Dani - Burn ban expires on Sep 30. Get permits online.
5. Office report by Dorothy
 - Announcement of Office personnel changes.
 - Forming a book club - info in Tidbits
 - Collecting candy for Halloween Sat Oct 26
6. Treasurer report by Dorothy
 - Doing well with balance
 - Making more but spending more
 - Stephanie working to collect dues. \$115,000 over what we collected in 2022, \$57000 over 2023.
 - New amenity - horseshoes available near pool. two sets.
 - Workshop for fishing pier at Sparrow. Table sparrow pier motion until til next meeting
 - Discussed fees at workshop. Personal golf cart rental will be \$2 for 9, \$4 for 18. This is a discount over using TC golf carts.
 - Day pass for amenity holders will be \$25 from \$15. Property owners stays the same.
 - Board agreed not to sell day passes on weekends. The Board will modify the rule to 10 day passes per day per beach on holiday weekends.
 - Motion by Dorothy to approve new fee schedule, 2nd by Gary. **Yes 7 No 0 Motion passes**

7. Legal report - nothing to report

8. Secretary Report

- Corporate Transparency Act - must submit the data to Fincen prior to Jan 1, 2025 or Association could be fined \$300 per day for violation, each director and possibly managers could be fined \$10,000 and also subject to up to 2 years in prison for failure to comply. There is a potential for an injunction that would exempt the Association but it may not pass in time, recommendation is to provide the information now and don't wait to the last minute.
- By-law amendments discussion. Key points under consideration:
 - Lowering quorum from 25% to possibly 15% (negotiable)
 - Moving annual meeting date to avoid conflict with poker run
 - Amending by-laws to allow electronic voting by members
 - Setting a default vote to allow Board to consider a non-response as a Yes vote after reasonable time
 - Setting a default vote to allow Board to consider a non-response on a multiple item ballot as counting toward quorum within a reasonable time. This would potentially allow the Board to make changes to the Declaration in the future.
 - Discussion about Actions without a Meeting to see if that needs to be adjusted
 - Establish a foreclosure administration fee
 - Establish an initiation fee for purchase of property
 - Review enforcement and suspension powers to close any loopholes
 - Immediate suspension of rights for delinquency to amenities and common areas, no letter required
 - Allow all possible remedies to recover cost to the Association when a delinquent owner is forcing the association to subsidize the costs of the delinquency
 - Next step is to get with our attorney and then take a vote in the next open meeting.
- Discussion about legal representation and the fact that our attorney is retired. Motion by Dale to begin evaluation of additional law firms to include our current firm. 2nd Gary, **Yes 7 No 0 - Motion passes.**
- Discussion about Nominating Committee - if anyone is interested please contact Secretary

9. Restaurant Report

- Cost control efforts underway
- Motion to provide view-only access to bill.com and clover.com for all directors. 2nd by Gary. **Yes 6 No 0 Abstain 1. Motion passes.**
- Vent hood repaired for \$4560
- Ice machine has failed. Motion to spend up to \$8500 on new ice machine by Dale. 2nd by Ann. **Yes 7 No 0 Motion passes.**

10. Water Report

11. Security Report

12. Pool / pickle ball report

- Pool closed for season

13. Golf report

14. Wynn Park update

15. Next Meeting October 30 at 6:30pm

16. Open Forum for members in attendance

- Saturday cornhole tournament at 2pm. \$25/ person lunch included. 5 vendors coming.
- Brunch with Books on Oct 12. Susan Dent is taking charge.
- Kids halloween party Oct 26
- Adult halloween party Oct 25
- November - 1st and 3rd Sunday for church. 8:30am.
- Oct 6th - hunter safety course (filled up). Let Rose Vowell know if you can't get signed up.
- Question regarding dues - What are we doing to collect delinquent dues?
- Question about revenue for R&L - what is the goal.
- Question about Karaoke - need sound absorption and diffusion in Lounge.
- For Next meeting can costumes be required?
- Question - is there any way to move meeting to Thursday? Some board members can't make Tuesday and Thursday
- Statement about P&Z and short-term rentals and what we can do to have authority over them
- Statement about political signage
- Statement about fences not being allowed or amend what we are doing to keep it attractive
- Need to get bids on service contracts
- Question about fence around back area of kitchen.
- Statement about non-exempt / exempt for those under \$57,000
- Budget changed for entertainment and member of entertainment committee requested a breakdown and was told by Dorothy that it would be provided.

Secretary: Philip D Myers III Date: 2025-04-22

Audit trail

Details

FILE NAME 09252024 Open Meeting Minutes.pdf - 4/22/25, 2:52 PM

STATUS ● Signed

STATUS TIMESTAMP 2025/04/22
19:05:59 UTC

Activity



SENT

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

2025/04/22
18:52:23 UTC



SIGNED

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

2025/04/22
19:05:59 UTC



COMPLETED

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

2025/04/22
19:05:59 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.