

Turtle Cove Property Owners Association
Open Meeting Minutes
July 31, 2024
6:30PM - TCPOA Restaurant

Meeting Minutes

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

Attendees:

- Sonny Braswell - President
- Ann Anderson - Vice President
- Dale Myers - Secretary
- Dorothy Cedars - Treasurer
- Greg Feltman
- Gary Wiggins
- Dani Kelly
- Wayne Snow
- Zach Hinnant (late arrival)

Quorum established

Old Business

3. Approval minutes from April Regular meeting minutes, June 18 officer elections minutes, June 18 executive session minutes, and July 13 special meeting minutes. Motion by Ann, second by Gary. Vote: Yes 9 No 0

4. Previous Actions without a meeting

- Sand and Filters for pool motion for. \$6200 from April 30 - Yes 9 No 0
- Collins Pool Management contract from May 8 - No vote was taken but board did consent at monthly fee of \$1453 per month.
- KMT Security system on May 16 with \$200 install fee and \$50/month monitoring. Motion by Zach, Second Sonny Yes 7 No 0 Abstain 2
- KMT Camera surveillance system for \$16400 and \$110/month video quality assurance - Motion by Zach, Second Sonny - Yes 7 No 0 Abstain 2
- Steiner for Golf June 14 \$4486.39 Yes 6 No 0 Abstain 3
- Trailer for sand machine for \$2896 Yes 7 No 1 Abstain 1

Discussion about crime report from Captain Mooney with stats since July 4th

- 7/14 - criminal damage on Redstart Court
- Death investigation on Turtle Cove Trailway
- Death investigation on Oriole Court
- Domestic fight at Starling
- Overdose on Bobolink
- Minor possession of alcohol on Nuthatch
- Death investigation on Oriole Court due to GBI involvement
- Sexual exploitation of children on Hummingbird
- Possession of Schedule 1 Narcotics and DUI arrest

This is why additional security measures are being put in place to better protect the members of the community. Member Cards are always required when visiting the Restaurant and Lounge and staff will be checking for cards to verify membership.

New Business

5. Code of conduct for Board members. Motion by Greg to table Code of Conduct for more discussion, second by Dorothy. Yes 5 No 4 Motion to table passes.
6. Discussion about employee handbook. In progress. Dorothy asked for involvement from Stephanie and Dale indicates that he will share the document with Stephanie and Julie for their input on the document. The board must approve the handbook once complete.
7. A&E Committee report - Need to elect committee.
 - Motion to form A&E Committee by Dani, Second Dorothy. Vote to approve Chris Blakeley, Brian Peeters, and Caz Alban for committee Yes 9 No 0 - Motion passes
8. Sonny talks about tree service. Drop one dead tree on Golf Course, there are 12 dead pines on Trailway. Parrot cut 6 trees and haul away. Bid \$3500 to hire Benton to do all the work.
 - Sonny makes motion to approve bid for \$3500 to cut trees, Ann Second, Yes 9 No 0. Motion passes
9. Ad Hoc Committee discussion by Dale Myers. Request for candidates to look at amending the by-laws. Contact Dale to join committee
10. Zach discussion about Beach committee.
 - Motion by Zach to accept 7 people, Second by Dorothy. Yes 9 No 0. Motion passes.
11. Renewal of Wynn Park Committee. Motion to renew committee. Table til next time so we can vote on names.
12. Entertainment committee Rose Vowell, Alice Myers. Motion by Dale, Second by Greg. Vote 9 No 0. Motion passes.
13. Treasurer report
 - Performing above last 2 years
 - Stephanie was able to receive \$18,430 from insurance
 - All amenities income over what was budgeted but so were expenses. \$19,000 to the good. \$329,000 to the good. Very good at the half way point
14. Beach report from Zach
 - New dock at Pheasant looks good
 - Comment from member saying the dock is looking good
 - No ADA adjustments have been made to the docks
 - Erosion control. Need more rip-rap rock at Parrot and Pheasant and putting in culvert pipe at Runner to get sand machine to beach.
 - Motion by Zach to accept quote to add rip-rap rock at Parrot and Pheasant and to put culvert pipe in at Runner so sand machine can get to beach. Quote is \$18,850. Second by Dorothy. Yes 7 No 2
 - Floor was opened for discussion after previous motion, some concerns were voiced.
 - Zach indicates motion is to be reconsidered/ rescinded.
 - Member mentions culvert is available and that Zach, Sam, and Gary will take care of getting it placed.
15. Legal report from Greg. One legal item has now been moved to Superior Court.

16. Secretary Dale discusses Community Associations institute of Georgia and resources that they provide. Chair suggested to table issue and then review it separately for later.

17. Information Technology - Dale suggest table of discussion.

18. Restaurant report by Dale

- Continuing to trend up on sales
- Improvements in quality
- Goal is to reduce food cost to 50%
- Discussion concerning left vent hood
- Motion to approve quote from KVS for \$4550 spread out over 3 months to repair vent hood system. Revised motion by Gary to \$4550 but wait up to 7 days until second quote and go with lowest bid. Second by Dale. Vote Yes 9 No 0. Motion passes.
- Quote for Fence next to air conditioning units and grease trap. Suggestion to have maintenance department demo the fence. Request for revision of quote with double gate to be voted on in future meeting.
- Discussion about upcoming events

19. Water system update - Bringing meter rates in line with Jasper County

- Motion by Gary to raise water meter rate for new construction to \$2500 + \$500 impact fee. Second by Zach - Yes 9 No 0. Motion passes.

20. Security report from Wayne

- Added additional security at Parrot and Nuthatch to be a stationary security 3-4 hours at a time to check member IDs. Provides wrist bands when families are at beach.

21. Pool update

- June 1744 people, July 1122 as of meeting date
- Adult swim is for adults only, no children even in pool area
- No health shutdowns
- Water aerobics every morning

22. Pickleball update

- 322 people in June
- 246 in July
- Start at 8am and open play

23. Golf Report

- June 956 people
- July 859 people
- New Turtle Cove Classic on October 26th, half money to course ,half goes to food bank
- Toys for Tots / Grip It & Sip will be combined in December

24. Board will go into Executive session after this meeting (see note below)

- New legal issues on Flamingo
- Discussion with Managers about personnel

25. Next board meeting on August 28, 2024 at 6:30pm in Restaurant.

26. Open forum from members

- Question - The black stuff near the edges of the pool needs attention. Can the company address these things to clear this out.
- Question - Always an issue with the women's toilet. It would be nice to address the women's toilet. Concerns about pool cleanliness.
- Comment concerning food cost, target is 30-40% but this is as good as we have ever seen it.
- Question - are the wristbands the same? Board: Yes they are
- Question about arrest on 4th of July
- Discussion about security and membership card checks
 - Julie needs everything setup on computer so that she can check everyone through the system.
 - Need current member list for Restaurant and Lounge

27. Motion to adjourn and reconvene in Executive session at 7:57pm by Sonny. Second by Greg.

NOTE: The board did go into a meeting after this Open meeting but no motions were made and it was considered a workshop since it only involved discussion of the agenda topics.

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

Audit trail

Details

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• Philip D Myers III (dalemyers@turtlecovepoa.com)

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