

Turtle Cove Property Owners Association
Open Meeting Minutes
January 26, 2026
6:30 p.m. - TCPOA Restaurant

Meeting called to order by Ann Anderson at 6:30 p.m. at TCPOA Restaurant.

Quorum established.

Attendees:

Ann Anderson - Vice President	Dave Thomas
Dale Myers - Secretary	Jason Sikes
Dorothy Cedars - Treasurer	Wayne Snow
Greg Feltman	Dani Kelly

Absent:

Zach Hinnant - President (excused)

Actions without a meeting since last open meeting

Motion Nov. 3, 2025 - Amenity Card for Pastor Jason Parr and his wife.

Ann moved that we approve an amenity card for Jason Parr & his wife. Motion seconded.

The vote was conducted electronically.

Vote:

Yes- 8 No- 0

Motion approved

Motion Nov 3, 2025 - Golf Aerator

A motion was made by Ann Anderson to authorize the purchase of a used aerator for the Golf Course in the amount of \$22,000. The motion included approval for Turtle Cove Property Owners Association to advance the funds as a loan, to be reimbursed in March 2026 from Magic Cup tournament proceeds. The motion was seconded by Dave Thomas.

Discussion occurred via email regarding the necessity of the equipment, frequency of use (one to two times per month April through September, plus twice annually with sand application), availability of rental options, equipment age and condition, absence of warranty, and repayment plan. It was noted that the Golf Superintendent had consulted with a former superintendent regarding the purchase and that used aerators in good condition are limited in availability.

The vote was conducted electronically.

Vote:

Yes – 7 No – 1

Motion approved.

Motion Dec 9, 2025 - Employee bonuses

The Board approved annual employee bonuses with a maximum total payout of \$5,300.

Vote:

Yes- 7 No- 1

Motion approved.

Details regarding bonuses and allocations are confidential and recorded in the Executive Session minutes.

Motion Dec 17, 2025 - Lawyer Retainer Fee Approval

The Board considered a motion to pay the annual lawyer retainer fee in the amount of \$1,800. The motion was made by Dorothy Cedars and seconded by Dani Kelly on December 12, 2025.

Vote:

Yes- 7 No- 0

Motion approved.

Open Meeting Business

Old Business

Approval of Previous Open Meeting Minutes

Ann moved to approve the minutes of the previous open meeting. Motion seconded.

Vote:

Unanimous approval

Executive Session Minutes

Executive session minutes have not yet been approved and will be considered at a future meeting.

New Business

Golf Report

Ann provided a report on Golf activities. No motions were made.

Magic Cup Proceeds

Ann reported on Magic Cup proceeds. No motions were made.

Election 2026

The Board considered the schedule for the 2026 Election.

Motion: Dale moved to approve the following 2026 Election schedule. Motion seconded.

- Monday, March 30, 2026 – Opening date of the candidate nomination period.
- Friday, April 3, 2026 – Deadline for the office to provide the Secretary with a current list of active members for purposes of voter eligibility and quorum determination, with continuing updates through the end of the election.
- Friday, May 1, 2026, at 5:00 p.m. – Close of the candidate nomination period.
- Friday, May 8, 2026, at 5:00 p.m. – Deadline for petitions if a member not nominated wishes to require their name to be on the ballot.
- Monday, June 1, 2026 – Opening date of the election period.
- Friday, June 26, 2026, at 5:00 p.m. – Official close of voting for both electronic and paper ballots; quorum to be recalculated on this date based on the then-current list of active members.
- Saturday, June 27, 2026, at 10:00 a.m. – Date and time of the 2026 Annual Meeting, with food provided to attending members immediately following the meeting.
- Monday, July 6, 2026, at 6:30 p.m., TCPOA Restaurant – Date, time, and location of the organizational meeting of the newly elected Board for the selection of officers.

Discussion: The Board reviewed each date and confirmed deadlines for nominations, petitions, voting, and the Annual and organizational meetings.

Vote:

Unanimous approval.

Nominating Committee Formation

A motion was made by Dale to form a Nominating Committee consisting of Rose, Carol, and Dani as Chair. Motion seconded.

Discussion: The Board confirmed responsibilities of the Nominating Committee to solicit candidates, verify eligibility, and report nominees in accordance with election rules.

Vote:

Unanimous approval.

Network Infrastructure / Iron Comet Quote

Dale provided an update regarding the Iron Comet quote and plans for network infrastructure improvements.

The Board will obtain three quotes and review them electronically.

Voting will occur via email or at the next meeting.

Treasurer report

The Treasurer reported the following account balances:

- Checking account: \$225,400
- Savings Account: \$669,747
- Total Cash on Hand: \$895,147.40

The Treasurer noted that total cash on hand in December 2024 was approximately \$852,000 and in December 2023 was approximately \$795,000.

The Treasurer reported a net loss of \$948 for the current reporting period. For the same period last year, the Association reported a net gain of approximately \$1000. Expenses are being monitored in relation to actual performance.

Pool Repairs

Dave reported on pool repairs. No motions were made.

JLA Amenities Packages

Greg moved to provide two amenities packages for JLA. Motion seconded.

Discussion: Board discussed scope of amenities and associated costs.

Vote:

Unanimous approval.

Electrical Service and Additional Parking

Dave discussed electrical service to the courts and requested additional parking. No motions were made.

Water System Report

Dani provided an update on the water system:

Discussed new developer Anthony.

Julie is collecting back dues; office working on delinquency collections.

Repairs: 4 main leaks, 8 service leaks, 3 well leaks.

Responded to 20+ consumption calls over past months.

Installed 8 new meters; total meter count is now 1,114.

Dani moved to spend \$15,800 for improvements to the well houses. Motion seconded.

Discussion: Board discussed scope of work, cost justification, and timeline for completion.

Vote:

Unanimous approval

HVAC Replacement – Kitchen

Motion: Dale moved to replace the kitchen HVAC for \$35,700. Motion seconded.

Discussion: Board discussed age, efficiency, and necessity of replacement.

Vote: Unanimous approval.

A&E Report

Jason provided updates regarding architecture and engineering, including new permits and an illegal dock. No motions were made.

Open Forum / Member Comments

Question regarding erosion on hole #8.

Rose reported on entertainment and upcoming events: Valentine's Day dinner featuring prime rib, sea bass, or "Mary Me" chicken; tickets to be available soon.

Questions regarding golf cart sales.

Statements regarding special assessments.

Statement from a member regarding animal abuse and disposal of trash in the woods.

Adjournment

Ann moved to adjourn the meeting at 8:12 PM. Seconded.

Vote:

Unanimous approval.

Board going into executive session to discuss real estate and member concern raised in open meeting about trash in the woods.

Secretary: _____ Date: _____