

Turtle Cove Property Owners Association
Open Meeting Minutes
September 24, 2025
6:30PM - TCPOA Restaurant

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

Quorum established.

Attendees:

Zach Hinnant - President
Dale Myers - Secretary
Dorothy Cedars - Treasurer
Dani Kelly
Jason Sikes
Wayne Snow
Greg Feltman

Absent: Ann Anderson (excused), Dave Thomas (excused)

Actions without a meeting since last open meeting

- 1. September 2, 2025 - Greg made a motion** over email to move the meetings to bi-monthly and the meeting to be held on Friday evenings. Greg's motion received a second. **Ann motioned to amend Greg's original motion** to set the meetings to bi-monthly and any other day or morning other than Friday. The amended motion received a second and discussion continued over email. Sept 15. **Dale raised a Point of Order** concerning a director not staying on topic and targeting comments toward individual directors. **The point of order was not acknowledged by the chair.** On Sept 15th, President Zach made a motion to postpone further discussion on the meeting schedule until the open meeting on Wednesday September 24, 2025. Motion received a second. **Vote through ElectionBuddy - Yes 7 No 0 Did not respond** **2. Motion to postpone discussion until September 24 meeting passes and the topic will be added to the agenda.**
- 2. September 8, 2025.** The Board held its annual training workshop over Zoom with our attorney George Nowack. The call was one hour long. Five board members attended and the topics of the call were as follows: Setting up LLC for liquor license, Pool repair recovery cost ideas, special assessment process, amenity access for first responders, delegating suspension authority, project planning for regular replacement of water mains, how to amend the covenants and when we can do it, minimum square footage for new homes.

Business

Meeting Schedule

Zach led discussion on the meeting schedule (resuming discussion postponed from prior email correspondence).

Wayne moved that Board meetings be held on **Monday evenings at 6:30 p.m. The motion was seconded.**

During discussion, a director asked the members present to raise their hands to indicate their preference. **Dale raised a point of order**, noting that the bylaws specify this is a meeting of the Board, not a meeting of the members, and that such participation by members is inappropriate. **The point of order was upheld.**

Vote on the motion: Yes – 7, No – 0. Motion carried.

Zach amends the motion to make meetings the last Monday of every month at 6:30pm by Zach. Motion is seconded. **Vote on amended motion Yes 7 No 0.**

First Responders amenity access

Zach motions to establish a policy to allow first responders to be guests of the Board and enjoy the amenities. The Board will waive the guest fees. They must show valid identification as a first responder. Second received. **Yes 6 No 1. Motion passes.**

Treasurer Report

Dorothy provided the treasurer report

- \$34,000 less than 2024 but \$108,000 more than 2023
- Hoping we are on a trend to lose less each month

Secretary Report

Dale discussed unfinished business about the motion to ask directors to sign a code of conduct being tabled from August of last year. **The motion remains tabled.**

Dale made a motion to require the GM to provide a copy of any suspension letters to the Board when suspensions occur so that they are informed. Wayne seconded. **Yes 7 No 0. Motion passes.**

Architectural & Environmental Report

Jason spoke about A&E

- Spoke about Jasper County regulations on septic and including the repair area. Jason is asking county if we are grandfathered in for the septic rules.
- List of TC properties for sale will be communicated and the sales will offset the cost of the pool repair.

Security Report

Wayne spoke about security

- cannot gate beaches that have a boat ramp
- Beaches that have a gate are doing well

Water Report

Dani spoke about water

- meter count is 1102
- 4 service leaks in the last month
- 2 main leaks in the last month
- Replaced 28 meter heads in the last month
- Investigated 15 consumption reports
- Visual inspection of water tower scheduled for Sept. 25
- Working on quotes for replacing 27 miles of water line. Rough estimate is \$1 million per mile.
- 28 properties overdue and setting up payment plans to bring back into compliance

Legal Report

Greg stated there is nothing new to report about legal.

Pool Report

Dale shared Dave's report concerning the pool repair and pickle ball electrical issues Cost for pool repair is high but the Board is committed to doing this right.

Questions from members

- A member proposed organizing a team to remove the cabinetry above the lounge bar. Board is requesting the proposal in writing before consideration.
- Question from member about revisiting the Eagle connector. The Board is reviewing past discussions and this will be on a future agenda.
- Question about advertising signage at driveways and whether the advertisers are paying to place their signs. Suggested that advertisers confine their ads to TCPOA designed ad space.

Motion to adjourn by Greg at 7:42pm and Board will move into Executive session to discuss property sales and personnel issues. Second Received. Open meeting adjourned.

Secretary: Philip D Myers III Date: 2025-10-30

Audit trail

Details

FILE NAME 09242025 open meeting minutes.pdf - 10/30/25, 4:28 PM

STATUS ● Signed

STATUS TIMESTAMP 2025/10/30
20:30:50 UTC

Activity



SENT

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

2025/10/30
20:29:02 UTC



SIGNED

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

2025/10/30
20:30:50 UTC



COMPLETED

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

2025/10/30
20:30:50 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.