

**Thunderbird Shores POA  
Board Meeting Minutes  
October 8, 2022**

Welcome and call the meeting to order by Lisa Waite, at 10:06

Attendance: Lisa Waite, Lynn Giordano, Hilda Page, Natalie Bentley & Kathy Greathouse  
Dan Boyle by phone

Attendance of the ACC – Danny Cirksena, Nancy Creek, JW Ney and Melissa Wilkins

The meeting opened with a discussing with the ACC on how to handle request. A recommendation was made to set up a better email by which to be contacted as there is some confusion of the nomenclature ACC vs. incorrect AAC. Danny to look into why the email is not working and address the problem.

Danny also recommends that the committee meet as deed restriction document is not well defined.

Hilda advised that the ACC must keep hard copy as well as digital copy of all approval or denials.

Danny to send the Board the ACC Sign on and Password

Natalie requested from Hilda an updated map of the subdivision with corrected street names to include in the Welcome Package along with Deed Restriction and By-laws.

Hilda asked how tall is the building being submitted at the corner of Hiawatha and Thunderbird and per Hilda the answered was under 20 ft. (Secretary did not have any notes on response). Hilda brought up the issue of new construction at 35' tall is a three-story building (only 2 story building allowed per deed restriction). The ACC agreed to walk over and examine property after Board meeting

**Treasurer report:** Dan – by phone

- \$33K in checking account
- \$1K of dues collected in September
- Will close the year after taxes, insurance, flock system (camera) with \$24K
- \$4K earmarked for any upgrade by year end
- Dan to run a report of outstanding dues for this year and 2021.
  - Outstanding dues to be re-billed
    - There are 20 owners in the rears
- Two reimbursements approved
  - gift cards (reimbursement due to Natalie) of \$150
  - Playground improvements- tether ball (reimbursement due to Lisa) ~\$100

**Old Business:**

- Road resurfacing- update - none
- Boat dock rebuild estimates –
  - Docks by Bud received pricing bid of \$8,800
  - Competitive bid form JR Lake Construction for \$11,500
  - Lisa made a motion for all in favor to go with Docks by Bud – 5 people approved
  - One opposed (Lynn)- she requested that docks by Bud be asked if the dock can be lowered or if that is standard height and also to extend length of dock.

- – motion passed
- Seawall Repair – Paperwork is in to Morgan Marine
  - Need check for \$100 to send in for deposit
  - Dan recommended we ask Docks by Bud for 2<sup>nd</sup> quote on seawall while doing the dock.
  - Lisa to send drawing to Bud to request quote.
- Boat ramp repair while water is low
  - Lisa to ask Bud for recommendation on reinforcing the concrete sides to prevent more erosion.
  - Lisa to share all information when she gets Bud's answer
- Report from By-laws review committee
  - Lisa, Hilda, Kathy & Natalie met October 8, 2022 to reviewed documentation of Welcome Package to include by-laws and deed restrictions located in Welcome package that is distributed to new homeowners. The following actions were taken:
    - Welcome to the neighborhood information was updated
    - By-laws were pulled out as a separate document
    - Deed Restrictions were pulled out as a separate document
  - The By-laws and Deed Restrictions need to be filed with the County
  - The recommendation is that we pass these two documents by an attorney to confirm they are legally sound before submitting to County
    - Updated version was reviewed by Board.
    - Lisa made a motion to approve the updated document and review by attorney.
      - Vote was unanimous

**New Business:**

POA Insurance renewals – annual premium due of \$2,625 for policy protecting liability to the Board

Lisa has asked for competitive bid from same company for neighborhood insurance (D&O). Underwriters came back and asked how many properties have dwellings in Thunderbird Shores.

Other New Business - none

Meeting adjourned at 11:08 am

Next Board Meeting Saturday, January 14, 2023, at 10am