

Thunderbird Shores POA Board Meeting Minutes April 20, 2019

Members in attendance: Stacey LaPorte, Lisa Waite, Delores Gierczak and Bill LaPorte.

Meeting called to order 10:05 a.m.

Stacey read the minutes from the last meeting of Jan 19, 2019. There was one correction. "April general meeting" was changed to "May general meeting".

OLD Business:

Stacey Laporte reported that several people have used the link through the POA website to make contact with the POA. Also, the POA entrance sign construction will begin next week.

NEW Business:

A total of 6 properties have sold during the first quarter.

As of our last spreadsheet update last week, there are 203 owners for 361 lots in our POA. Of these there are 75 owners whose POA dues are in arrears for 2019 and 35 owners whose POA dues are in arrears for 2018. One hundred fifty-four (154) owners paid 2018 dues and 125 owners paid 2019 dues. This shows a decline in the number of owners who are paying their dues.

Delores suggested adding a penalty for late dues.

Stacey met with an attorney. The board has a right to increase dues without approval from the general membership, however we desire more successful participation from the general membership so we will put it to a vote at the May meeting. According the attorney, 51% of the attending members at the general meeting is sufficient to pass a vote.

Stacey will post notices of the upcoming membership vote on our neighborhood sign, our Facebook page and our website.

The app NEXT DOOR has our POA connected with Spanish Shores (Spanish Trails) to create a broader base.

Our board also has the right to charge an assessment in order to increase revenue needed for POA projects and community needs that are not covered by the county, according to the attorney.

Stacey read a message from Dan Boyle (board member not in attendance) suggesting we should consider raising the annual POA dues to \$100 per lot for funds to hire an attorney and help clean up problem areas. Other ideas in the discussion included offsetting the dues increase for hardship cases by offering community service work. Our current dues of \$25 per lot per year only cover current community expenses which will be increasing with the

addition of electricity at the entrance and other proposed community park projects. Present board members agree POA dues increase amount to \$50 per lot per year will be put to a vote at the May general meeting.

The POA has the right to sue owners who are in arrears. The cost is \$150 per case. Many owners cannot be found. It is the burden of the court to find the owners.

Stacey will be meeting with the attorney again on Wednesday 4/24/19 to discuss changes to our bylaws. Wording to be discussed will include the definition of a "shed" and eliminating "living space" ambiguity. Other wording to be discussed will include "short term rentals" and restrictions for new trailers being added to the neighborhood. Board members are asked to submit their ideas for bylaws changes to Stacey before Wednesday. Once final, these changes will be sent to the title companies we deal with so they can be passed to prospective buyers.

In conclusion, the May general meeting will include voting on the increase in annual dues, late payment fees and suggested changes to the bylaws. There will also be a dumpster available that weekend for the neighborhood to participate in a clean-up project.

Meeting adjourned at 10:49 a.m.

Recorded by Lisa Waite