

**Thunderbird Shores POA
Board Meeting Minutes
August 28, 2022**

Welcome and call the meeting to order by Lisa Waite, at 1:04 pm via Zoom

Attendance all by phone or on Zoom: Lisa Waite, Lynn Giordano, Hilda Page and Natalie Bentley, Kathy Greathouse, Dan Boyle

Treasurer Report – Dan Boyle

- Bank balance = \$36,361.81 at end of August
- Discussed budget proposal for 2023 (see attached);
 - 2022 dues billed = \$27K,
 - \$22K received to date.
 - 2023 budget approved unanimously
- Table for next month discussion on Quick Books and annual Fee – charged currently on Dan’s credit card - 628.94 to be reimbursed to Dan.
- Dues Collection: List is ready of who has not paid in 2021 and 2022.
 - When sending a certified letter request; people have 45 days from time of receiving letter to respond
 - Hilda to attend a Seminar to learn more about the regulations surrounding sending notices, etc.
- Link available from Kathy on steps to take when sending out certified letters
- Members to review link and come up with a recommending on sending out a legal letter regarding past dues owed.
 - Revisit this in October after September general session meeting
 - Suggestion was made to pass the draft of certified letter by attorney
 - Suggestion was made to have an outside collection agency company attempt to do the collections. The charge would be 30% of what is collected.
 - Kathy to speak to Collection Agency to get more details from the company

Old Business:

- Road resurface – no update
- Sea Wall – no update
- Boat Ramp needs to be repaired – water has risen with the late August rains. Repair options to be verified with TRWD.
 - Lynn received quote from Thompson of ~\$12K to demo old dock and build new dock
 - Need two more quotes
 - Dan to request quotes from Dock’s by Doug and Cirello as three estimates are needed overall.
- Playground Park improvement
 - Adding tether ball at a cost of under \$100
 - Lynn has the tether ball to be install soon
- Bylaw review committee: Kathy, Hilda & Lisa
 - Bylaws state the board may vote to change our bylaws. It’s a living document
 - Recommend changing our Welcome Package on the website – to make it more concise
 - Emergency numbers should be more clear
 - Suggestion to make it clear on “Deed Restrictions”
 - Website- add nuisance guidelines such as:
 - Noise restrictions
 - Pets on leash
 - Foul language on signs

- Add County laws
- No excess cars on street
- Disposing of trash correctly
- Dock not available for use unless paying dues
- Update bylaws and then Attorney review
 - Kathy to speak to Clint Davis/Scott Turley who can recommend someone she can speak to about creating and adding rules to our bylaws. Further discussion in October
 - Natalie offered to help type up the re-write

New Business:

- New State laws affecting HOA/POA starting September 1st.
 - Discussion about date of General Assembly – all agreed to keep the date of 2nd Saturday of the month
 - Next General meeting is Saturday, September 17th at 11:00 am
 - Resale certificate turnaround time shortened
 - Agenda for meeting on Sept. 17th
 - POA members to vote on proposed 2023 budget
 - Share Preferred contractor list – presented by Danny
 - Introduce the ACC committee: Danny, Melissa, Nancy Creek and JW Ney
 - Discuss the Dock and Ramp repair issues that are on going
 - Updates on county road repair, seawall.
 - Requesting bids on boat dock repair.
 - Remind members that no children should play on public boat dock
- Prepare for General Membership Meeting
 - Lisa to order Dumpster for September 17th meeting day- \$600.
 - Ask POA neighbor Lorraine for Chicken Express discount
 - Hilda to bring Water bottles
 - Buy bags of chips
 - Lisa research Special Collection area for ‘tires’.
 - Remind people, put items in the dumpster
 - Natalie to purchase gift cards
 - Lisa to put the reminder / notice on Facebook

Motion to close the meeting made by Lisa Waite

Meeting adjourned at 2:20 PM.