

Highlights from the POA Board Meeting, November 25, 2024

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Jo Matthew made the following announcements:**
 - Beginning with the January meeting, owner questions will be at the end of the public meeting.
 - Employee of the Month for October – Christina Huff/19th Hole
 - No POA Board Meeting in December
 - Holiday Hours: 19th Hole and Golf Course will be closed Thursday and Friday – the POA Office will be closed Thursday through Sunday.
 - No Friday trash pickup due to the holiday.
 - Next week starts our weekly trash pickup on Tuesdays only.
 - Deer hunting is allowed during the holidays so look for hunters.
 - Elf boxes are in the Clubhouse lobby for toy or adult gift donations.
 - Holiday golf cart parade and food drive will be held December 14th.
 - Community Christmas play will be December 5th, 6th, and 7th.
 - 4th of July ad-hoc Committee still recruiting members. The first meeting will be held in December.
 - A Memorial Service will be held on Saturday 10 am at Chapel in the Pines for the Atkinsons.

REPORTS

- **Constable Report:** Constable Mark Cole was absent and President Jo Matthew reported the following services for Trinity County provided by the Constable for the month of October: attended JP court, responded to 2 evictions, and wrote 2 citations. Constable Cole has had surgery and is recovering.
- **Access Control.** Trustee Deta Rogillio reported Access Control statistics for the month of October are: 7,250 vehicles were vetted through the left-hand lane: 4,575 POA, 1,983 Contractor, 164 MVR, and 528 Country Club. 528 telephone calls were received in October. Deta reminded everyone to make sure that their Thanksgiving guests were logged into Gate Sentry. She also thanked Frank Ditto for his help in getting a rapid update in the firmware of the eTag reader. A loaner is currently in place and our reader with the updated firmware should be back next week. This will allow the ereader to read the new smaller NTTA tags.
- **ACC:** ACC Vice Chair Dahl reported for year-to-date: 18 new homes have been approved; 66 additions/improvements; 13 consolidations; 31 fences; 13 extensions, and 14 denials.
- **Maintenance Report.** Maintenance Supervisor Chris Williams reported that the new compacting trash trucks had successful test runs and have started running the trash pickup, dead debris has been targeted for pickup in the mowing lanes and they have started cleaning up intersections blocked by vegetation, preventative maintenance sheets are now in place and being used, the transfer pump for golf irrigation has been replaced, and have cleaned up the shop yard and reorganized the storage areas
- **Budget Committee Report.** Trustee Rick Renfro reported the POA ended October 2024 with \$1,363,375 in liquid assets. He further reported the total POA net income for the month was \$3,773 over the budget and is \$284,384 over budget for the year to date through the end of October. All operational business areas exceeded their income budgets for the month. Total payroll expenses were under budget for the month of October. The total Association operating

income for the month of October was less than the budget by \$19,800 and is \$38,660 better than the budget year to date. Total Association operating expense for the month of October was under the budget by \$16,027 and is 383,044 over the year-to-date budget.

- **Deed Violation Report.** 33 corrected, 6 new, 5 at legal or public nuisance, and 36 currently active.
- **Country Club Committee Report.** No Country Club Committee meeting for October.
- **Golf/Greens Committee Report.** No Golf/Greens Committee meeting for October.
- **Streets and Roads Committee Report.** Trustee Liaison Ron Auvenshine reported that the Committee reviewed bids to replace Birch and Bayport Streets culverts, and reviewed the proposal to replace culverts behind houses on Palm Springs that have collapsed in spots. Ron reminded residents that they are responsible for cleaning their culverts so runoff water can flow properly.
- **Maintenance Committee Report.** No Maintenance Committee meeting for October.
- **Strategic Planning Committee Report.** Trustee Ron Auvenshine reported that the Committee has worked on a proposal for forming standing Committees for Communication, Marketing, and Financial Advisory. New surveys will be coming soon to help clarify communication needs.
- **Neighborhood Watch Committee Report.** Trustee Liaison Cheryl Savage reported that that Committee worked on a Zone captain update. Discussion was held on a Food Drive for a local church. A holiday golf cart parade is planned by the Committee.

ITEMS for RATIFICATION: None.

ITEMS for CONSIDERATION: The Board approved the following:

- **Architecture Control Committee:**
 - Tabled lot consolidation on lots 02-30-03 and 02-30-04, to be reviewed by email for approval once management verifies it has been done correctly.
 - Tabled lot consolidation on lots 11-23-01 and 11-23-02 to be reviewed by email for approval once management verified it has been done correctly.
- **Streets and Roads Committee:**
 - Approved bid by Diversified Pier and Bell to replace culverts on Birch and Bayport Streets for \$8,600.
 - Approved removal of failed culvert and installation of new culvert along Palm Springs by Diversified Pier and Bell for \$29,600.
- **Strategic Planning Committee:**
 - Approved the establishment of a permanent Communications Committee.
- **Board of Trustees:**
 - Approved updated sixth edition of the POA Policy Manual.
- Appeal for fence on 09-05-01-02
 - Approved request to build fence with notice that if it must ever be removed for any reason it will not be replaced by the POA or any utility group. If it is to be replaced it will be at the owner's expense.

The next board meeting is Monday, January 27th, 2025.

.....
Property Owner comments/questions at the meeting addressed the following topics:

- A property owner requested that the POA for consideration on trash left on new build site by builder. *POA policy is that owner of the property is responsible for cleanliness of lot.*
- A property owner asked if the POA was working with the MUD on the brown water problem. *POA and MUD are two different entities. The MUD is a government entity and the POA is a private entity.*
- A property owner requested consideration for her fence which was built contrary to ACC rules. *The Board will discuss issue with property owner in Executive Session.*
- A property owner spoke in support of the consideration for the above property owner.