Shelter Cove POA Meeting

December 2, 2023

**Attendance** – Mark Dutcher, Jim Engbrock, Kay Hardy, Jerry Healy, Helmut Walter, Stefani Ducote.

**Absent:** Gina Whittenburg, Lisa Hendrix.

Meeting opened at 9.00 am by President Mark Dutcher with prayer

Jerry Healy was officially appointed to the Board to replace David Bode resignation

September 30 minutes were approved. Jim motioned / Jerry second

**Website** – Kay said she added minutes from the Annual Meeting. Stefani Ducote mentioned that she was having issues with logging in to the website. Kay said she might try using Firefox web browser.

**ACC** –Jr. Lapaglia discussed the property development on Sec 5 lot 42. He had stopped work on the house until the permit was completed. Permit was completed and work was allowed to commence. Kay said there was still a balance owed on the property for past dues. Deb Jeffry said that she thought that was already cleared. After further discussion regarding this matter, Kay will verify whether or not the arrears were cleared and feedback the information to Jr. Deb went over all the development that continues in the area. There is positive feedback from the developers that more building permits will be forthcoming. Stefani Ducote volunteered to be a 3rd member of the ACC.

**Security Patrol** – Kay mentioned that the security officer has been paid $1700 so far this fiscal year and that the officer sends a detailed essay of what his activity has been including any enforcement activity he may have had to do in the area.

**DREC** – Jim mentioned one demand letter sent for mowing. Kay fed back information regarding the 6 letters that were sent in sec 3&4. One recipient is complying with the request. Two of the properties were owned by someone that is deceased and are in probate. Three of the properties have been taken by the county for taxes owed.

**POA Attorney** – The attorney has moved to a new location in Coldspring. He has been away for a month. Kay said that he told her he had a heart transplant and seemed to be more energized because of it. She said that he should be back now. However multiple calls to his office manager have not been returned. Mark and Jim will try to get a meeting with him to discuss problem properties in the subdivision.

**Budget** – the budget was reviewed and discussed with minor changes requested by Mark.

**Boat ramps** – it was noted by Jr. that the material for the bulkhead upgrade was delivered by Moseley Construction. Work in that area should commence soon. Kay will send out an email blast to inform folks that there is going to be construction in the area and there will be congestion until the bulkhead is completed. Maybe a month or two.

**Condemned houses** – a demand letter will be sent to clean up the condemned property on Tigerville Rd.

**Bylaws** review – The Bylaws were reviewed and discussed by all present at the meeting with a few changes made. Kay will post on the Shelter Cove POA website as a draft form. They will be voted on at the next Annual Meeting in June.

**Deed Restrictions** Revision – Jim and Helmut Walter will review the last attempt for revision for possible approval at the next annual meeting.

The next POA Board meeting is scheduled for March 2 2024.