



13 Aug 2022

8:00am

MH Pool Building

Meeting Type: Regular

Meeting called to order: at 8:10 by Sean Ince

Note Taker: Christy Goins

Attendees: Sean Ince, Christy Goins, and Mike Hanna

Item 1 Treasurer Turnover

Discussion: Since the February 2022 annual board member meeting, the Board of Directors have made multiple attempts to retrieve ALL Misty property that was/is in the possession of the former Treasurer, Steve Weinkle. This includes: all of the data files containing property owner information and property history records that show who own which lots, mailing addresses, dues paid and dues owed; all financial records to include all past bank statements, receipts, bills paid, and insurance binders; all information pertaining to the operation of Misty Harbor business such as pool inspections, gate maintenance, pool building construction status, contractors used for pool building construction (who was paid for pool building construction and who needed to be contacted and/or paid for pool construction completion); Misty Harbor Treasurer lap-top computer, property owner physical files, printer, letter folding machine, and unused office items such as envelopes, folders, stamps etc.

August 1st 2022, Mr. Hanna and Mrs. Goins were provided the Treasurer Lap-top computer, printer, paper-folding machine, empty file folders, and basketball nets by Mr. Weinkle. Upon examination, it appeared that nearly all the information that HAD been on the laptop was missing. The only file that was truly useful was an excel document containing all the owners mailing addresses and email addresses and limited other documents; Mrs. Goins and Mrs. Snook had witnessed that the entire data base had been on the computer during a previous training session provided by Mr. Weinkle.

On August 8th, Mrs. Goins took the computer to BHosted computer repair in St. Mary's GA to try to have the important files restored. When BHosted opened the computer it immediately connected to the shop's network. At this time, the technician told Mrs. Goins that the computer had been accepted into the shop on July 21st 2022 for the purpose of deleting files, removing access to OneDrive and other online accounts, creating a new administer account etc. The technician also shared that the person who brought the computer in was Mr. Weinkle and that Mr. Weinkle also paid to have a back-up of all deleted user files installed onto a thumb-drive. BHosted tried to recover all the data they were paid to delete without success. Please see attached documents. The BOD contacted the attorney for Misty Harbor, Mr. Lindberg, and were advised to allow him to draft and send a formal demand letter to Mr. Weinkle for the thumb-drive with all of Misty Harbor data intact and the password/pin to the

user he created under his name. Given the resistance by the former treasurer to turn over all items that would allow the current Board of Directors to properly conduct business on behalf of all Misty Harbor Owners, the BOD discussed the possibility of removing Mr. Weinkle from the ARB as a representative of Misty Harbor due to a loss of faith that he is holding the best interest of Misty Harbor residents in mind.

Item 2 Readdick Construction

Discussion: After much deliberation about the pros and cons of granting Readdick Construction the authority to build on Lot 21.

**Motion was made by Mike Hanna to purchase Lot 21 from Mr. Readdick for the amount of \$32,000 (the amount of the last agreed-on selling price with a previous buyer that was not completed on the day of closing). The motion was 2nded by Mrs. Goins and voted in favor by Mike Hanna, Brandon Crenshaw, Christy Goins, and Nikki Snook. Sean Ince recused himself from voting due to prior involvement with still ongoing litigation. This was done in order to put the whole 'Readdick business' in the past and hopefully prevent future costly litigation to Misty Harbor community owners. There is still ongoing litigation that is still scheduled to go to court. The pre-trial package is due no later than August 25th2022. If Readdick agrees, then the suit will be dropped. Please refer to past meeting minutes for more information regarding past discussions on this topic.

Item 3 Teens at Pool

There have been a group of teenagers that have been entering our community and using the pool. They have been disrespectful to residents, disruptive, and have allegedly vandalized the pool bathrooms. With the help of our watchful residents and the Sheriff's department all the teens have been identified and their parents have been spoken to by the authorities. They had been using a particular resident's gate code to obtain entrance and using a card of some kind to bypass the electronic lock on the pool gate. The resident had, in the past, denied that the minor child of the residence had shared the community gate code with these teens or ever authorized them to be at the pool with or without escort. However, it was observed on August 11th that this same group of teens were at the pool with the resident's child. The BOD is drafting a letter to this resident to inform them that they are responsible for the conduct of their 'guests'. Due to the destructive behavior of this group of teens (teens admitted to knowing which teen in their group was responsible for damages to the law officer), if this group are again identified using the community common areas without escort, then the resident will be fined \$100 per incident. The BOD has no desire to impose more rules for the common areas, however, if this type of activity continues to be a problem, then further restrictions will be imposed.

Item 4 Gates

The board has been working tirelessly on trying to get companies to provide Misty Harbor with a quote to fully update our gate systems. Will update residents as soon as the BOD has information to update with.

Meeting Adjourned: 10:15am