



20 APR 2022
6:30pm
MH Pool Building

Meeting Type: Special Board (Committees)

Meeting called to order: at 6:30 by Sean Ince

Note Taker: Christy Goins

Attendees: Sean Ince, Christy Goins, Nikki Snook, Brandon Crenshaw, and Mike Hanna

Minutes

Purpose of Meeting: Committees Discussion

President: Sean Ince

Treasurer: Nikki Snook

Secretary: Christy Goins

Members At Large: Mike Hanna and Brandon Crenshaw

Item 1 ARB Committee

Discussion: Who, of the current members, would like to remain on the committee. Need for creating policy to provide better communication between ARB and HOA Board.

*Board voted unanimously to officially reassign the ARB committee, allowing current members to remain if they so choose.

* Board voted unanimously that ALL decisions, made by the ARB, be communicated to the Board of Directors PRIOR to decision being relayed to the recipient of the decision. This would allow the HOA Board to be fully aware, and to pass information the residents, of the happenings within the Misty Harbor Community.

Action: *Secretary will create a letter to send notice of these changes, and inquire about interest in remaining on the ARB committee. Board will review letter for approval before sending to the ARB committee.*

Item 2: Security Committee

Discussion: Board has received complaints of property owners not being giving gate codes with the reason that they do not currently have a home built within the Misty Harbor

Community. Board also discussed that the security of Misty Harbor Community has rested on a single person. Misty Harbor is vulnerable to lack of 'security systems knowledge' by more than one person.

*Board voted unanimously that ALL property owners receive all the community privileges due to them as HOA dues paying community members, to include Front and Rear gate key codes, vehicle barcodes, Pool access, etc.

*Board voted unanimously that at least one member of the Board of Directors to be knowledgeable of all Misty Harbor's security systems and procedures, assigning and issuing vehicle bar codes, pool keys, and keypad codes, etc.

Action: Secretary will create a letter to send notice of these changes to the current Security person, Mrs. Weinkle. Letter will include a request that Mrs. Weinkle provide time to train a Board Member on all things related to the Security Committee role. Board will review letter for approval before sending to Mrs. Weinkle.

Item 3: Treasurer Position

Discussion: Current Treasurer still has not received Treasurer email access, Treasurer materials, or training from former Treasurer. All Misty Harbor Treasurer documents and other materials have been held in trust to Mr. Weinkle. All Misty Harbor documents, materials, and records of any kind should only be retained and protected by the Misty Harbor Board of Directors.

*Board voted unanimously that turnover should happen as soon as possible beginning no later than 28 April 2022 and ending no later than 11 May 2022.

Action: Secretary will create a letter to send notice to former Treasurer, Mr. Weinkle, to release the duties of Treasurer to Nikki Snook, to include all documents, programs, email access, and any other materials belonging to Misty Harbor Community Association. Board will review letter for approval before sending to Mr. Weinkle.

Item 4: Additional Committees-

Discussion: Board discussed creating new committees for the benefit for all Misty Harbor Property Owners.

* Board voted unanimously to create a Beautification/Holiday Committee, Social Committee, and Covenant Enforcement Committee.

Item 5: Covenant Enforcement-

Discussion: Board has received complaints of residents breaking Covenant rules, primarily regarding boat and trailer storage in driveways. In addition to this, Board realizes that some of the wording in Misty Covenants are not clear ie. "Community-Wide Standard". The Board has authority to define 'Community-Wide Standard' as it deems necessary, however, Mrs. Goins proposed that the Board allow input from the community to allow for full member collaboration. Current Covenant has multiple spelling, wording, and grammatical errors, as well

as wording that leaves ambiguity that leaves items open for interpretation. Covenants should be fully updated and submitted to Camden County. Board will consult attorney after a Covenant re-write (no changes other than grammatical, spelling, and other scribes' errors) to further update covenants before submitting to the Misty Harbor Property Owners for vote.

Action: Mr. Hanna will research companies that will correct the current Governing Document (again, no effectual changes).

Meeting Adjourned: 8:30pm

Next Meeting: 28 April 2022 @ 6:00pm in the Pool Building