



## Misty Harbor Community Meeting

13 Nov 2021  
10:00  
MH Pool Area

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**Meeting called by:** Sean Ince @10:14

**Type of meeting:** Monthly Board

**Note taker:** Christy Goins

**Attendees:** Sean Ince (President), Steve Weinkle (Treasurer), Christy Goins (Secretary)

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### *Minutes*

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**Agenda item:** *VBand vs Hardwired Internet for community*

**Presenter:** Steve Weinkle

**Discussion:** Treasurer (Mr. Weinkle) proposed that the community may benefit from using a cable free internet which would use repeaters (piggybacked off of a main hub connected to TDS fiber) to broadcast an internet signal to MH residents.

**Conclusion:** It's worth a more in depth look into the cost and feasibility of this type of system.

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**Agenda item:** **Potential issues with Mr. Treyworgy at  
1009 Marina Isle Dr. Woodbine**

**Presenter:** Steve Weinkle

**Discussion:** It appears that the Treyworgy family may be preparing to open their residence for commercial use. This is based on a conversation with Mr. Weinkle's wife and heavy vehicle use/construction on the property. The workers have been using Misty Harbor's property as a parking platform for their vehicles which has resulted in damages to grounds. No notices or any other form of communication has been given by the Treyworgys.

**Conclusion:** Mr. Weinkle will contact MH attorney to check with Camden County Planning and Development to see if permits have been granted to the Treyworgys.

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**Agenda item:** *Enclosing the Pool Building*

**Presenter:** Steve Weinkle

**Discussion:** Steve received an unofficial quote of 26,000 to enclose three walls of the pool building. As the construction will be fully permitted, there may be additional costs. He also proposed that the Conex box at the front of the boat storage yard be moved to the back area and to use the existing concrete pad, currently under the box, as a location for a boat wash station.

**Conclusion:** Mr. Ince made a motion to approve up to \$50k for the cost of enclosing the pool building and moving the conex box. Mr. Weinkle seconded the motion and all present voted unanimously.

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**Agenda item: *Pre-budget file***

**Presenter:** Steve Weinkle

**Discussion:** Steve presented the Preliminary Budget file line by line. Discussion about how to recoup losses for unpaid dues resulted in the possibility of putting liens on the properties, purchasing lots in foreclosure, and speaking with builder Drexle about building homes to Misty Harbor specifications to sell for a profit. Also discussed was the need for a 'Balance Sheet' in addition to the Annual budget document.

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**Agenda item: *Community Party Fund***

**Presenter:** Sean Ince

**Discussion:** Sean proposed an annual budget of \$ 2k a year (\$500 a quarter) for community parties

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**Agenda item: *Curbs and Gate Electrical Readings***

**Presenter:** Sean Ince

**Discussion:** Sean noted that the curbs throughout the community are in need of pressure washing. He also informed the board that after an electrician took readings on our gates, it was noted that front gate exit trip loop and front gate entry safety loop were not reading correctly. Both gates need new systems with RFID access. Steve proposed that we also install a meter gate at the front to prevent vehicle 'piggy-backing' and large trucks.

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**Agenda item: *Road repair***

**Presenter:** Steve Weinkle

**Discussion:** Some of our community roads are in need of repair. Sean knows a Jeff King, whose company does residential road work, that may be willing to repair our roads. Steve also pointed out that the front entrance pavers are in need of repair (due to heavy trucks). Sean proposed that when we repair the pavers, that we also add larger conduit for electrical wires while pavers may be lifted.

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**Agenda item: *Reimbursement to Mr. Weinkle for community expenses***

**Presenter:** Steve Weinkle

**Discussion:** Steve presented receipts in the amount of \$6,848.32 for various community expenses paid for out of his own account due to the fact that the board doesn't possess a credit card.

**Conclusion:** Mr. Ince made a motion to approve check #3802 in the amount of \$6,848.32 to Steve Weinkle. The vote was unanimous and Steve was presented the check.

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**Agenda item:** *Flyer to procure volunteers*

**Presenter:** Christy Goins

**Discussion:** Christy presented a working document of a community flyer to hopefully engage community residents in volunteering time to Misty Harbor community. Line item #3 needs to be removed and to add that suggestions, questions, concerns, etc be put in the community mail box by the pool. We may add a suggestion box to the pool area as well.

**Meeting Adjourned at 1:43**

**Next Meeting: TBA**