

HOA Meeting Minutes - December 13, 2021 in the Pavillion

Dwight called the meeting to order at 10 am.

Present were: Dwight Tibbetts-President, Debbie Vining-Vice President, Marianne Tibbetts-Acting Secretary, Charles Rutkowski-Treasurer, Jean Drum-Director, and Mary Kay Neuens-Director. Absent were: Directors Dave MacDonald and Wanda Farmer.

President's Message: Dwight talked about the HOA Board's functions of organizing activities and providing a voice for Tropical Haven residents to be heard by the Airport. Joe Catanese is going to continue to attend Airport Authority meetings when he is available. Also, the Board has appointed Wanda Farmer as a Director.

Secretary's Report: The minutes of the November HOA Meeting were read. It was motioned by Rickie Helton and seconded by Janice Rutkowski to accept the minutes as read. Motion passed.

Dwight asked for a first reading of two bylaw changes that the Board is recommending. Article VII Section 2 currently reads, "The official Board shall hold their meetings at a Board designated time on the first (1st) Monday of each month except May, June, July, August, September, and October in the Tropical Haven Lounge or other designated location. "

The Board proposes to add flexibility to the time and location of Board meetings. The proposed new language is:

"The official Board shall hold their meetings monthly, as needed, at a Board designated time and place."

Joyce Rowlison moved and Priscilla Dillow seconded to accept the Board's proposed bylaw change. Motion passed.

Article IX Section 1.(a) of our current bylaws reads:

“HOA bills for less than \$100.00 will be paid upon presentation to the Treasurer of a “Request/Receipt Form” together with corresponding store receipts.”

Article IX Section 1.(b) of our current bylaws reads:

“HOA bills over \$100.00 and up to \$500.00 will require prior approval by a Board member and will be paid by the Treasurer upon presentation of a “Board Approval Form” approved by any Board member together with corresponding store receipts.”

The Board proposes to increase accountability for the use of HOA funds. Pre-approval will be added to Section 1.(a) and the amount will be raised from \$100.00 to \$150.00. Pre-approval by the HOA Activity Director and a quorum of the Board will be added to Section 1.(b) for amounts between \$150.00 and \$500.00.

The membership agreed by a show of hands to consider Section 1.(a) and Section 1.(b) together. The proposed new language is:

Section 1.(a) “HOA bills pre-approved by a Board member up to \$150.00 will be paid upon presentation to the Treasurer of a request form together with corresponding receipts.”

Section 1.(b) “HOA bills pre-approved by the HOA Activity Director over \$150.00 and up to \$500.00 will require a quorum approval by the Board (4 members) and be paid upon presentation to the Treasurer of a request form together with corresponding receipts.”

It was motioned by George Harris and seconded by Ann Henderson to accept the bylaw changes as read. The motion passed. This was a first reading of each change. They will be read again at the next HOA Meeting for final approval.

Treasurer's Report: The Treasurer's report was read and explained. Emma Denny moved and Ginny Kimball seconded to accept the report as read. Motion passed.

Old Business:

Ice Cream Social- Members were reminded to bring their HOA membership card or a picture of it on their phone to socials from now on to receive the HOA reduced price of \$2.00. All others will be charged \$3.00.

New Business:

1. Sewing Club- Ginny Kimball announced that the Sewing Club meets Thursdays in the library from 9:30 am – 3 pm. They work on their charity project on the 1st Thursday of every month. All are welcome.
2. Membership- There are currently 309 HOA members including \$25 free memberships for new residents.
3. Tickets will be sold soon for the Christmas Dinner and the New Year's Eve Party.
4. The Car Show will be held in March. See Debbie Vining to volunteer.
5. The Oaks Movie Theater is available to reserve for parties or gatherings of up to 132 people for \$120. We could sell tickets to fund this, if anyone is interested.
6. There are currently 16 residents planning to display their hobbies or collections at the January 9th Ice Cream Social.
7. Crane Creek Golf Course- see Priscilla Dillow for details on ladies' golf leagues available at Crane Creek Golf Course on West New Haven Avenue.
8. Thursday Potluck Suppers will resume in January.
9. It was reported that there are sections of the white fence around Tropical Haven that need to be powerwashed.

Kate's Report: Kate repeated that there will not be increases in lot rents for 2022. She thanked all who contributed to Toys for Tots. We have a new resident, John Catalano, who works at Publix and has been bringing bakery items several times a week to our Computer Cafe. Help yourself.

The new library floor has been installed, and the floors in the kitchen and the social rooms will be started soon. Please do not pay rents will post-dated checks and see her if you are interested in leading the Billiards Club.

The Board thanked Kate for delivering Thanksgiving meals to Tropical Haven shut-ins on Thanksgiving Day.

Marie Marshall motioned to adjourn and Janice Rutkowski seconded. The meeting was adjourned at 11:10 am.

Respectfully Submitted,

Marianne Tibbetts-Acting Secretary