

Association Monthly Meeting Minutes
December 13, 2025

1. **Call to Order:** Toni Cacace-Beshears Time: 9:00 _____

2. **Members Present:**

Mr. Jeff Baker, Mrs. Toni Cacace-Beshears, Ms. Christine Camilleri, Mrs. Nancy Ferguson, Ms. Peggy Tilghman., Mrs. Tracy Kenyon, Mrs. Robyn Pomales, Mr. Barry Locke

Excused: Ms. Joan Revell

3. **Invocation:** Nancy Ferguson

4. **Pledge of Allegiance:** Jeff Baker

5. **Welcome Members, Guests:** Toni Cacace-Beshears

6. **Moved / Seconded and Passed - Approval of Agenda:** Toni Cacace-Beshears

7. **Board Actions Motions Presented, Seconded and Passed and reported:**

We approved a vacation benefit for the second maintenance employee who works year-round. Our policy for that is a year-round employees get to have a vacation based on their hours worked per year. We approved performance appraisals to be used for employee raises.

We also approved the charge of assessments for lots owned by the church, but that aren't being used by the church. The letter has been sent out and this will go into effect January 1, 2026.

Approved a letter to the letter to be sent to D section owner about staying in the camper and follow up with owner in F Section that has a permanent sewer pipe attached to a camper.

8. **Moved, Seconded and passed - Approval of Minutes:** Toni Cacace-Beshear

9. **Committee Monthly Reports:**

- a. Community Affairs /Communication, Robyn Pomales – announced that Shawn Creasy, one of the new board members is the hospital, but details were still unknown.

Also announced the annual Breakfast With Santa taking place at the clubhouse.

There were 20 adults and 20 children signed up with plans to have breakfast with Santa, with extra toys that will be donated to community if they aren't needed.

- b. Treasurer/monthly report, Nancy Ferguson – Announced that this was her last meeting and that she has enjoyed her time and the board, and is looking forward to the new ideas being brought on by new members. -Report Attached
- c. Secretary/ Office, Christine Camilleri – Filed several lien releases as well as lien refiles.
- d. Legal, Joan Revell – Nothing to report
- e. Maintenance/ Camping Section, Jeff Baker – the maintenance team has been working on winterizing the buildings around the community.
- f. Pool/ Park, Peggy Tilghman – Keeping an eye on the chlorine floaters and the winterized pool. This is her last meeting as part of the board, but she will be back in the spring as a pool operator.
- g. Aesthetics Committee, Tracy Kenyon – Announced the house being torn down on Poplar.
- h. Architectural Committee, Barry Locke – has a couple of permits out, but is keeping on top of

things.

- i. President - Policy/ Procedures, Mrs. Toni Cacace-Beshears – Working on end of year process as well as performance appraisals
- j. Civic upcoming events, Robyn Pomales – Santa driving around the community, Breakfast with Santa at the clubhouse, adult Christmas party in the evening

Motion, seconded and passed to accept all reports

10. No Correspondence, Unfinished Business or New Business not covered in reports.

11. Other Business / Comments from the Floor:

- a. Discussion of new lot assessments for 2026- \$164 per lot and P Section Utilities are \$70 per lot
- b. Discussion of the ongoing work on the water lines in P section

12. Announcements: Next Association Meeting - Second Saturday of the Month at 9:00 AM, January 10, 2026

13. Meeting adjourned at approximately 10 AM.