

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

June 10, 2020 - 9:00am - **Video/Audio Meeting**



- **Call to Order:**
 - President Sandy Barbon called meeting to order at 9:00 a.m., a quorum was established.
- **Attendance:**
 - **Board Members:** Sandy Barbon, Ed Glapinski, Jim Morton, Kirsten Doerr, Bud Rymer, Gary Burns, Marshall Pugh & Wally Tecklenburg. Harve Rosenthal, not present to approve the May minutes, joined at 10:35AM.
 - **Staff:** Admin. Assist. Marcee Williams.
 - **Guests:** No guests in attendance due to COVID-19 regulations.
- **Approval of Minutes:**
 - May 6, 2020 Board Meeting – Approved by all members present.
- **President Report:** S. Barbon: Mr. Teasley has been legally served.
- **Vice President Report:** H. Rosenthal: No report.
- **Financial Report:** W. Tecklenburg: The May checking has \$88,965, savings is \$61,504, the CD's total \$141,628. Income and expenses are all in line with the budget, except for legal. We did not anticipate any legal fees. The legal costs to date for the Teasley suit are \$14,375. Rabobank and Mechanics Bank have completed their merger. Our insurance company is working on quotes for our policies that expire in August.
- **Secretary Report:** J. Morton: The projector and related electronic equipment has been purchased. Other items, on the agenda, to be discussed later in this meeting.
- **Committee Reports:**
 - **Architectural:** G. Burns: We had 17 applications, 14 were approved. One denial, one hearing and one into fines. We continue to review applications. We are not conducting meetings or hearings due to COVID-19. But, anticipate a heavy workload when restrictions are lifted.
 - **Communications:** W. Tecklenburg: Weekly blasts are continuing to be emailed.
 - **Community Relations:** B. Rymer: I visited pools. Paint job and pool decking area looks nice. Staff was masked and very courteous. Pool showers & locker rooms are still closed.
 - **CC&R:** E. Glapinski: Courtesy letters were sent. Currently we have 175 active violations. Palm tree trimming coming up. Please trim later in the season, between July 1 and July 15. Trimming too early will cause re-shoots and having to re-trim the palms.
 - **Senior Housing:** K. Doerr: Nine properties are being watched. Two are in fines. We are waiting for the COVID-19 restrictions to be lifted to proceed with some issues.
 - **Rules & Regulations:** J. Morton: Discussion of the interpretation of the 2% called for in the settlement agreement. Maintenance projects are not part of the 2% and are part of regular operating expenses. Only those items marked for the 2% capital reserve projects are part of the 2%. TPUOA and TPE may share in some of the costs, for example, possibly the electricity for the Disaster Preparedness storage container. Disaster Preparedness is important for the community. All of this will be discussed further at the RR&F meeting.
 - **IT:** E. Glapinski: Updates done automatically. Will do computer check later this week.
 - **Action Log:** G. Burns: Discussion of items to be added, especially the revision of the Property Owners Handbook.. Pictures to be provided for the weekly blast. Policy for use of new projector.
- **Old Business:**
 - **Teasley Status:** Subpoena served on Teasley. He must respond by July 7, 2020. Due to COVID-19 the courts moved the hearing to August 3, 2020.
 - **Disaster Preparedness Committee:** Jim reviewed the bank statements, but we still do not have membership information. Largest purchase was for the Storage Container & related supplies. Susan is a wealth of information & would like her to share. More volunteers would like to assist. Discussion of committee status.
- **New Business:**
 - **Property Owners Handbook** - Should update the classification of clubs. Discussion of clubs, insurance of clubs and distinction, Social vs. Service.
 - **"O.K. Signs** – Discussion of purpose and when they should be used. TPUOA will make contact with Neighborhood Watch to learn protocols. Ideas discussed for COP, Neighborhood Watch & Disaster Preparedness to have periodic meetings to share information and coordinated efforts.
 - **TPE/TPUOA Membership Communication** – TPUOA would like to respond to the membership with factual and informative answers to inquiries on a timely basis. The Country Club needs to address their inquiries also.

- **Supplemental Assessment-Cheveldave Property** – Supplemental assessment notice was received. We are waiting for the billing.

Member Comments or Questions: (Q) = Question; (A) = Answer; (C) = Comment

- (C) S Cuddihy: Thank you for assisting with getting the pool rules updated.
- (A) Thank you, it was a confusing time & we appreciate your comment.
- (Q) A. Tibbetts (from last month); J. Gregory; L. Woofe 1.) Why has Mr. Teasley not been served?
- (A) After many unsuccessful attempts to serve Mr. Teasley, he has not been legally served.
- (Q) 2.) Why has the hearing date changed several times?
- (A) Due to the COVID-19 virus, the courts closed March 19 and the dates assigned to cases were automatically revised by the court, including the latest revision of our hearing date to August 3, 2020. We hope no further delays are necessary
- (Q) 3.) Why was a new judge appointed?
- (A) It is the attorney's prerogative to request a change in the assigned judge and the decision was made in our best interest.
- (Q) 4.) To date, how much has our lawyer charged?
- (A) \$14,375.
- (Q) 5.) Who is paying the bill?
- (A) TPUOA
- (Q) 6.) What is our budget for legal and audit this year?
- (A) The budget for general legal costs for 2020 is \$7,500; however, \$30,000 is budgeted for discretionary arbitration action. At this time we do not foresee using these funds for that specific action.
- (C) J. Gregory: I do not give TPUOA permission to spend any of her money on the suit.
- (A) Thank you for letting us know your position on this matter.
- (Q) P. Mortimore: Why is the pool closed so early? Why are pool dressing rooms and showers not available?
- (A) We will discuss this at the RR&F Meeting next Monday, June 22.
- (Q) I Blair: Are the stained glass classes open?
- (A) None of the facilities at the Club House have opened as yet, due to COVID-19.
- (C) A. Tibbetts: Suggests having a "Tri Palm Unsung Heroes Recognition".
- (A) Yes, good idea. We will report back on possible plan & procedure.
- (C) S. Romero: There are many who want to help in Disaster Preparedness.
- (A) The board understands and will follow up on this comment.
- (Q) L. Hirth: When will golf course damage be repaired?
- (A) Damage repair will be starting soon with the return of additional groundskeepers. Greens have a mold and fungus, which is normal & happens each year. This will also be discussed at the RR&F meeting, June 22.

- **Meeting adjourned at 11:50AM**

- Executive meeting following in 15 minutes.

(/Signature on File/HOA Office)

JIM MORTON, Secretary

July 8, 2020

Date
