

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

August 5, 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.
 - **Staff:** Admin. Assist. Marcee Williams & Wendy Jardine
 - **Guests:** No guests in attendance due to COVID-19 regulations.
- **Approval of Minutes:**
 - July 8, 2020 Board Meeting Minutes – Approved by all members present.
 - July 31, 2020 Special Meeting Minutes – Approved by all members present.
- **President Report:** S. Barbon: Agenda's will be ready for posting by Monday morning before the board meetings on Wednesday. Discussion of TPUOA's authority to access properties to inspect for CC&R violations or architecture inspections. This needs to be clarified.
- **Vice President Report:** H. Rosenthal: Defers his report to the RR&F report later in this meeting.
- **Financial Report:** W. Tecklenburg: The July checking has \$48,144, savings is \$61,504, the CD's total \$142,285. Income was \$17,268. Transfer fee income was \$3,000., \$1,574 CC&R fines, \$11,375. senior housing fines. Expenses were \$19,088. All in line with the budget. Our insurance policies have been renewed to 8-4-21. Will be working on the 2021 budget in September.
- **Secretary Report:** J. Morton: Defers his report to the Property Owner's Handbook report later in this meeting.
- **Committee Reports:**
 - **Architectural:** G. Burns: We had 13 applications, 12 were approved and one denial. No new fines began in July but, we currently have 7 homeowners being fined for architectural violations. B. Rymer: After reviewing many completed projects, I see great work being done in the community.
 - **Communications:** W. Tecklenburg: We will continue with the weekly blasts. Not too much new to report. Happenings meetings usually begins in September. We do not know at this time how publishing a printed Happenings looks at this time. We may have to publish electronically. Articles need to be submitted and we will see if there will be activities & events to report.
 - **Community Relations:** B. Rymer: Met with COP & Neighborhood Watch groups to listen and learn more about them. Will meet with Susan to discuss Disaster Preparedness. If you "see something-say something".
 - **CC&R:** E. Glapinski: Violations are down with the exception of carport storage. Palm tree trimming should be completed. Courtesy violation cards will be issued to those who have not trimmed their palm trees. We only have 83 violations, down from last year. S. Barbon reported that easements need to be checked to be sure they are clear for water drainage, especially near Laredo & Tubac, for when the rain begins.
 - **Senior Housing:** K. Doerr: We have 10 active cases. Henry is investigating. Three have been closed. We continue to check for short-term rentals, which are not allowed. The Covid crises limits landlords from evicting problem rentals. J. Morton comments that evictions are allowable for homes that have senior housing violations, not for non-payment matters.
 - **Rules & Regulations:** J. Morton: We had a good meeting with Bessire & Casenhiser. Kort & Scott does not want to spend any money unless it will generate revenue. They did agree to some projects. H. Rosenthal: Work is being done on the ladies & men's poolside restrooms and showers. Patio lighting will be installed. Patio heaters will also be considered. More work to be done and monitored. M. Pugh: Golf course looking better. Overseeding is planned for late September. Keeping washrooms clean. H. Rosenthal: Pro shop area has been cleaned up. Water repairs on Boca Chica is partially repaired. Oleanders to be trimmed up. Tree up-lighting needs attention.
 - **IT:** E. Glapinski: Everything is working fine.
 - **Action Log:** G. Burns: Discussion & review of action items to be added, updated or removed.
- **Old Business:**
 - **Teasley Status:** Sandy reported: We were issued a Cease & Desist Order to prevent Teasley from selling homes separate from the land. The CDO will be posted on the website once the paperwork is received. Our next hearing is scheduled for September 15, 2020.
 - **Property Owners Handbook:** J. Morton: Review & discussion of proposed changes. Most revisions are to simplify and clarify.

- **New Business:**

- **Office Staff (Marcee) signing architectural approvals:** G. Burns: Marcee was temporarily signing on behalf of architectural committee during Covid restriction while office was closed to everyone except staff. Now that the office is partially open again to the board & committees, Harve will resign those approvals.

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

- (Q) L. Christopher: Inquired about monthly maintenance fees during Covid. Pool cleaning and sewage smell in the clubhouse. Monthly dues amounts are “outrageous”. TPUOA inaction/business ethics.
- (A) The board responds: Misconception of TPUOA’s position & responsibilities. These concerns will be forwarded to Tri Palm Estates & CC and will be brought up at the next Rules, Regulations & Facilities meeting.
- (Q) D. Claypool: His renter experienced rude behavior from “Ron” at the clubhouse informing renter they are not allowed at the pool.
- (A) The board responds: This concern will be forwarded to Tri Palm Estates & CC and will be brought up at the next Rules, Regulations & Facilities meeting.

- **Meeting adjourned at 1:21PM**

- Executive meeting following in 10 minutes.

(/Signature on File/HOA Office)

September 9, 2020

JIM MORTON, Secretary

Date

APPROVED

