

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

AGENDA

January 18th, 2020

Call to order.

We are assembled to transact business of mutual benefit of the Trinity Cove Improvement Association. Please do not let petty jealousies or trivial personalities influence our deliberations. Let us always uphold the obligations of unselfish membership.

Notifications to address the Board, by a member in good standing, must be received no later than three days before the scheduled meeting. Forms are available in the office or by contacting a Board member.

- Attendance, Quorum Verification; Prayer
- Reading and Approval of the Minutes of the November 16th, 2019 Board Meeting: Vickie Ward
- Treasurers Report: Don Kargel
- Office Manager Report: Sharon Deming
- President's Report – Leslie Barnard
- Guest Speaker – Attorney Kerry Hagan
- Committee Reports
 - Deed Restrictions Enforcement– Odis Murphy
 - Architectural – Ronald Valentine
 - Road Report – John Deming
 - Activities Committee – Marlene Valentine
 - Public Relations – Daniel Lee
- Old & New Business
- Request to Address the Board
- Adjournment
- Open Discussion
- Executive Session

*Attorney Report – Re: Operations, Collections, and Enforcement Cases

Trinity Cove Improvement Association, Inc.
Board of Directors Meeting
November 16th, 2019
Minutes

Call to Order

President, Leslie Barnard, called the meeting to order at 9:04 AM. Secretary, Vickie Ward, stated that a quorum was established. All Board Members were present. Vice-President, Wayne Palmer participated via telephone due to health issues.

Silent prayer was led by PO. Pledge of Allegiance was led by President, Leslie Barnard.

Minutes

Minutes from the September 21st, 2019 were read by Secretary, Vickie Ward. President, Leslie Barnard, motioned to approve the Minutes as read. The BOD accepted the Minutes unanimously.

Treasurer's Report (Don Kargel)

Treasurer, Don Kargel, read the Treasurer's Report for October 2019. President, Leslie Barnard, motioned for approval as read. The BOD accepted the Treasurer's Report unanimously.

Office Manager's Report (Sharon Deming) – Read by Sharon Deming. President, Leslie Barnard, motioned for approval as read. The BOD accepted the Office Manager's Report unanimously.

President's Report (Leslie Barnard) - President's notes were discussed by President, Leslie Barnard. President, Leslie Barnard, motioned for approval as read. The BOD accepted the President's Report unanimously, with the exception of Vickie Ward's disapproval.

Committee Reports

Activities Committee (Marlene Valentine) – Discussed by Marlene Valentine.

Deed Restrictions Enforcement (Odis Murphy) – Discussed Section 209 Violations
Discussed needing camera in vehicle as well as a riding partner at all times.

Road & Maintenance Report (John Deming) – Discussed by, John Deming. Co-chair, Carl Schmidt discussed the repair to the Activities Office with material cost being approximately \$312.

Public Relations (Kathy Kargel) – Not present

New & Old Business:

President, Leslie Barnard asked Director, John Deming, if PO making road repairs to Spring Drive might be available to do other less traveled roads. He would research and let TCIA know.

Secretary, Vickie Ward challenged being removed from R&M Bylaw & Deed Restriction Committee. President, Leslie Barnard, motioned to dissolve the BOD Committee for R&M of Bylaws and Deed Restrictions consisting of Director, Murphy and Secretary, Vickie Ward. The BODs unanimously approved, with the exception of Secretary, Vickie Ward.

Attorney, Kerry Hagan's rate per hour is \$300 and his legal aid rate is \$150 per hour. BODs and Committees will go through President, Leslie Barnard and not contact the attorney directly for conservation of the retainer. President, Leslie Barnard, motioned to approve a \$3,000 retainer for TCIA Attorney, Kerry Hagan. The BODs unanimously approved, with the exception of Secretary, Vickie Ward.

Adjournment

President, Leslie Barnard, motioned to adjourn the meeting at 9:41 AM, which was unanimously approved by the BOD.

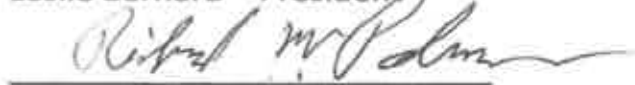
Approved – Intent to Address Board

N/A

Approved:

A large, stylized handwritten signature in black ink, likely belonging to Leslie Barnard, written over a horizontal line.

Leslie Barnard – President

A handwritten signature in black ink, likely belonging to Richard Palmer, written over a horizontal line.

Wayne" Richard Palmer – Vice President

Trinity Cove Improvement Association

PROFIT AND LOSS

December 2019

	TOTAL
Income	
49900 Maintenance Fees	-400.65
Bank Interest	1.15
Campground RV	750.00
Total Campground	750.00
Correction to credit card charge	28.02
Donations	
Donations	35.00
Total Donations	35.00
Garbage Fee	1,125.00
Maintenance Fee	16,114.28
Service/Fee Income	100.00
Transfer Fee	750.00
Unapplied Cash Payment Income	49.50
Total Income	\$18,552.30
GROSS PROFIT	\$18,552.30
Expenses	
60200 Automobile Expense	
Equipment-1997 Chevrolet C/K 3500	
Equipment-1997 Chevrolet C/K 3500/Repairs	6.22
Total Equipment-1997 Chevrolet C/K 3500	6.22
Total 60200 Automobile Expense	6.22
63300 Insurance Expense	
BOD Liability Ins.	704.33
Total 63300 Insurance Expense	704.33
64300 Entertainment	
Meals	15.96
Total 64300 Entertainment	15.96
66700 Professional Fees	-7.00
County Clerk Office	1,362.00
Total 66700 Professional Fees	1,355.00
67200 Equipment Repairs	62.89
Tractor	101.91
Truck	17.20
Total 67200 Equipment Repairs	182.00
67200 Equipment Repairs/Backhoe	89.00
68100 Telephone Expense	92.29
68600 Utilities	
Electric-Campground	250.58
Electric-Community Building	245.55
Electric-Dump	47.68

	TOTAL
Water	138.17
Total 68600 Utilities	681.98
68610 Bank Service Charges	12.00
Bank Charges	98.14
Total 68610 Bank Service Charges	110.14
Charitable Contributions	277.96
Dump Attendant	500.00
Fuel	
Diesel	75.00
Gas	429.72
Total Fuel	504.72
Maintenance	
Contract Labor	6,270.50
Supplies	476.73
Trash Pickup	759.43
Total Maintenance	7,506.66
Office Expense	
Security	94.15
Total Office Expense	94.15
Office Expenses	
61700 Internet Expenses	54.56
64900 Supplies	281.54
Certified Letters	287.15
Contract Labor	1,062.75
Quickbooks Subscription	74.62
Total Office Expenses	1,720.62
Office Machines/Lease	48.70
Recreation Building	31.73
Repairs to Building	87.29
Total Recreation Building	119.02
Road & Maintenance Fund/Port-a-jon	95.26
Road Maintenance	
Road Maintenance/Supplies	3,114.64
Road Repair	-431.11
Total Road Maintenance	2,683.53
Total Expenses	\$16,787.54
NET OPERATING INCOME	\$1,764.76
NET INCOME	\$1,764.76

Trinity Cove Improvement Association

PROFIT AND LOSS

November 2019

	TOTAL
Income	
49900 Maintenance Fees	-485.54
Maintenance Fee/Administrative fee-pmt plan	30.00
Total 49900 Maintenance Fees	-455.54
Bank Interest	1.45
Campground	
RV	550.00
Total Campground	550.00
Garbage Fee	1,005.00
Maintenance Fee	19,004.47
Service/Fee Income	315.49
Transfer Fee	300.00
Unapplied Cash Payment Income	-1,853.00
Total Income	\$18,867.87
GROSS PROFIT	\$18,867.87
Expenses	
60200 Automobile Expense	
Lic. Plate Tags	75.50
Total 60200 Automobile Expense	75.50
63300 Insurance Expense	
BOD Liability Ins.	704.33
Total 63300 Insurance Expense	704.33
66700 Professional Fees	
County Clerk Office	1,586.00
Lawyers	3,000.00
Total 66700 Professional Fees	4,586.00
67200 Equipment Repairs	60.32
68100 Telephone Expense	92.29
68600 Utilities	
Electric-Campground	221.01
Electric-Community Building	571.15
Electric-Dump	46.66
Water	169.16
Total 68600 Utilities	1,007.98
68610 Bank Service Charges	
Bank Charges	107.20
Total 68610 Bank Service Charges	107.20
Charitable Contributions	46.93
Dump Attendant	380.00
Fuel	
Diesel	85.12
Gas	177.74

	TOTAL
Total Fuel	262.86
Maintenance	
Contract Labor	5,034.00
Supplies	604.65
Trash Pickup	759.43
Total Maintenance	6,398.08
Office Expense	208.00
Office Expenses	
61700 Internet Expenses	54.56
64900 Supplies	58.12
Certified Letters	515.20
Contract Labor	1,105.00
Quickbooks Subscription	74.62
Website	201.94
Total Office Expenses	2,009.44
Office Machines/Lease	48.70
Purchases	13.96
Recreation Building	
Repairs to Building	265.32
Total Recreation Building	265.32
Road Maintenance	763.53
Road Maintenance/Supplies	1,236.62
Road Repair	2,896.22
Total Road Maintenance	4,896.37
Total Expenses	\$21,163.28
NET OPERATING INCOME	\$-2,295.41
NET INCOME	\$-2,295.41

Trinity Cove Improvement Association

PROFIT AND LOSS BY MONTH

January - December 2019

	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	OCT 2019	NOV 2019	DEC 2019	TOTAL
Income													
40200 Maintenance Fees	205.88	560.00	-52.74	-140.58	-39.08	704.17	-27.90	-58.41	449.87	-41.37	-485.54	-400.05	\$793.77
Maintenance Fuel/Administrative fee-port plan											30.00		\$30.00
Total 40200 Maintenance Fees	205.88	560.00	-52.74	-140.58	-39.08	704.17	-27.90	-58.41	449.87	-41.37	-455.54	-400.05	\$793.77
Barris Interest	9.21	10.56	11.44	11.33	11.14	10.40	9.24	8.77	4.71	2.89	1.45	1.15	\$60.39
Campground													\$0.00
RV	300.00	560.00	300.00	300.00	775.00	300.00	250.00	650.00	650.00	850.00	550.00	750.00	\$6,635.00
Total Campground	300.00	560.00	300.00	300.00	775.00	300.00	250.00	650.00	650.00	850.00	550.00	750.00	\$6,635.00
Correction to credit card charge		-3.83											\$34.28
Donations	30.00				340.00								\$370.00
Donations					-405.00								\$-365.00
Total Donations	30.00				-60.00								\$5.00
Garbage Fee	1,135.00	1,070.00	1,275.00	1,195.00	1,350.00	1,205.00	1,140.00	1,095.00	1,140.00	1,140.00	1,005.00	1,125.00	\$13,655.00
Recycling										144.00			\$144.00
Total Garbage Fee	1,135.00	1,070.00	1,275.00	1,195.00	1,350.00	1,205.00	1,140.00	1,095.00	1,140.00	1,284.00	1,005.00	1,125.00	\$13,969.00
Maintenance Fee	37,483.26	17,383.56	10,186.40	8,563.64	2,473.80	4,953.34	1,231.82	2,755.70	284.29	2,772.18	18,004.47	18,114.28	\$123,806.14
Permits													\$0.00
Architectural Permits		100.00	30.00	370.00	350.00	10.00		10.00	200.00				\$1,090.00
Vehicle Permits		150.00	150.00			50.00							\$200.00
Total Permits		150.00	150.00	370.00	350.00	60.00		10.00	200.00				\$1,290.00
Property Purchase			179.80	8.00	25.00	4,000.00			125.78				\$330.56
Return Check Fee	10.35	20.70	10.50	8.00	22.68	18.28	7.34	100.00	20.31	200.00	315.49	100.00	\$812.24
Service/Fee Income	0.21	-3,819.78						450.00	20.00	450.00	300.00	750.00	\$-2,789.24
Services													\$3,750.00
Transfer Fee	150.00	300.00	300.00	150.00	450.00		150.00	450.00	300.00	450.00	300.00	750.00	\$3,750.00
Unsupplied Cash Payment Income	-14.31	7.50	24.38	23.76	-3.87				484.27	1,897.50	-1,853.00	48.50	\$616.13
Total Income	\$59,899.70	\$17,769.73	\$12,417.78	\$10,476.07	\$5,328.54	\$11,257.32	\$2,780.50	\$5,309.08	\$3,979.33	\$7,410.20	\$18,987.87	\$18,552.30	\$153,353.40
GROSS PROFIT	\$59,899.70	\$17,769.73	\$12,417.78	\$10,476.07	\$5,328.54	\$11,257.32	\$2,780.50	\$5,309.08	\$3,979.33	\$7,410.20	\$18,987.87	\$18,552.30	\$153,353.40
Expenses													
60200 Automobile Expense			343.30										\$343.30
Equipment-1997 Chevrolet C/K 3500					1,849.94								\$1,849.94
Equipment-1997 Chevrolet C/K 3500/Repairs										97.12		6.22	\$103.34
Total Equipment-1997 Chevrolet C/K 3500					1,849.94					97.12		6.22	\$1,793.20
Insurance				319.71					71.00	319.71	75.50		\$838.42
Lic. Plate Tags	68.75						254.70		71.00				\$408.65
Total 60300 Automobile Expense	68.75		343.30	319.71	1,849.94		254.70		71.00	419.83	75.50	6.22	\$3,806.95
60300 Insurance Expense													\$0.00
BOD Liability Ins.		1,949.81	704.33	704.33	704.33	704.33	704.33	704.33	704.33	704.33	704.33	704.33	\$8,982.91
Property				113.00					2,038.86				\$2,149.86
Total 60300 Insurance Expense		1,949.81	704.33	817.33	704.33	704.33	704.33	704.33	2,741.19	704.33	704.33	704.33	\$11,142.77
64300 Entertainment													\$0.00
Misc													\$0.00
Total 64300 Entertainment													\$0.00
66700 Professional Fees								61.61	66.54				\$128.15
Background Checks						900.00		78.00	370.00	30.00	1,598.00	1,362.00	\$4,331.00
County Clerk Office						300.00		442.20		300.00	3,000.00		\$4,642.20
Lawyers	60.00	840.00											\$900.00
Notary					143.00	41.65							\$183.65
Total 66700 Professional Fees	60.00	840.00			143.00	1,141.65		511.81	444.54	316.00	4,598.00	1,362.00	\$9,490.20
67200 Equipment Repairs						79.58		333.06	111.23		60.32	62.65	\$727.06

	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEP 2016	OCT 2016	NOV 2016	DEC 2016	TOTAL
Lawnmower					300.00								\$300.00
Tractor						71.94	457.00		123.93			191.81	\$662.82
Trailer							11.90		103.80			17.20	\$71.94
Truck					369.00	161.52	488.06	333.66	418.66	60.32		192.50	\$1,874.74
Total 67200 Equipment Repairs													\$65.00
67200 Equipment Repairs Backhoe	91.23	95.78	91.15	91.15	90.92	90.62	90.82	92.15	92.14	92.29		92.29	\$1,103.08
68100 Telephone Expenses													\$0.00
68800 Utilities													\$2,430.41
Electric-Cemground	166.48	250.92	189.82	54.69	148.08	130.35	221.23	333.39	385.22	394.64	321.01	250.58	\$ 475.82
Electric-Cemground I	-475.82												\$3,387.87
Electric-Community Building	214.30	219.87	203.21	195.58	216.65	150.08	148.17	183.21	62.00	56.01	671.15	245.55	\$610.53
Electric-Dump	45.02	45.31	43.08	40.01	53.11	48.50	50.37	51.76	59.20	46.68	47.66	47.66	\$1,625.34
Water	127.31	147.82	123.77	139.33	133.54	113.54	141.34	102.89	208.01	169.16	108.17	108.17	\$6,274.33
Total 68800 Utilities	81.29	614.03	619.86	659.01	417.94	440.47	569.81	621.27	955.23	803.14	1,007.98	681.98	\$206.55
68910 Bank Service Charges	20.08				12.00	107.30	41.46	68.42	19.35	42.64	107.20	85.14	\$603.11
Bank Charges		161.33	31.13	70.88	27.12	107.30							\$44.00
SN&L Bank Services Charges/Wire Fee		44.00											\$647.11
Total Bank Charges	20.08	206.33	31.13	70.88	27.12	107.30	41.46	68.42	19.35	42.64	107.20	85.14	\$683.98
Total 68610 Bank Service Charges													\$324.89
Charitable Contributions		400.00	400.00	400.00	615.00	400.00	605.00	400.00	435.00	450.00	380.00	500.00	\$5,575.00
Dump Attendant		8,708.80	343.05										\$8,949.85
Equipment-Horse Trailer													\$1,070.59
Equipment-Horse Plate Compactor													\$6,106.74
Equipment/Grout		9,825.90		313.75	109.89	366.97			1,070.39				\$3,969.97
Fuel	98.00	130.63			294.51	294.51		201.17	95.98	47.28	85.12	75.00	\$1,037.79
Diesel	80.00			100.00	227.49	227.49	118.10	45.76	380.10	250.35	177.74	439.72	\$1,789.29
Gas	185.00	195.63		100.00	528.00	399.87	118.10	248.89	480.08	297.73	282.98	504.72	\$3,228.05
Total Fuel	2,216.00	1,266.00	1,150.00	1,393.00	2,354.00	1,500.08	5,368.50	5,481.50	5,053.50	5,103.00	3,034.00	8,270.50	\$45,588.00
Maintenance	450.00	3,750.00	314.47			100.00			650.00				\$5,464.47
Contract Labor	34.81	293.38	623.43	150.42	117.76	434.47	417.18	418.00	627.30	111.01	804.65	476.73	\$4,393.64
Equipment	685.90	774.99	724.99	724.99	724.99	727.65	727.65	775.86	758.43	758.43	759.43	759.43	\$6,834.56
Supplies	3,856.71	5,074.27	3,351.89	2,271.41	3,328.78	8,020.10	6,540.23	6,985.36	7,300.80	6,973.44	6,399.08	7,568.88	\$65,788.78
Trash Pickup													\$209.00
Total Maintenance	1,158.28	1,158.28	100.00	100.00									\$1,352.43
Office Expense													\$1,560.43
Security													\$0.00
Total Office Expense													\$652.00
Office Expenses	54.00	54.00	54.00	54.00	55.03	54.56	54.56	54.56	339.45	105.12	54.56	54.56	\$3,513.50
81700 Internet Expenses	422.83	524.87	76.86	454.89	416.07	366.42	362.14	362.14	339.45	228.51	58.12	261.54	\$718.75
84900 Supplies	3.75		320.00			55.00			440.00				\$26.00
86500 Postage					13.00		13.00						\$2,412.85
Advertising	87.00	290.85		208.20	274.30	36.50	194.70	104.70	331.05	267.30	515.20	267.15	\$15,947.25
Certified Letters	1,200.00	1,205.00	1,209.00	1,299.00	1,464.00	1,289.00	973.00	1,005.00	1,908.00	1,880.50	1,105.00	1,062.75	\$1,459.81
Contract Labor													\$41.85
Electron Expenses													\$161.53
Notary													\$102.00
Office Expense/Microbit Oh License													\$651.48
Post Office Box													\$253.97
Post Office Box													\$201.34
Quickbooks Subscription													\$65,213.88
Recording													\$0.00
Website													\$1,310.90
Total Office Expenses	1,811.84	2,513.48	1,743.82	2,077.25	2,387.86	2,005.53	1,157.47	1,681.02	4,174.73	3,021.02	2,009.44	1,770.62	\$0.00
Office Machines													\$50.00
Purchased													\$1,380.90
Repairs													\$548.53
Total Office Machines													\$0.00
Office Machines/Lease													\$548.53

	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	OCT 2019	NOV 2019	DEC 2019	TOTAL
Rites Pashar									16.99				\$16.99
Property Taxes	469.26					133.26							\$592.62
ISO & Hospital Taxes	1,003.01												\$1,003.01
Total Property Taxes	1,482.37					133.26							\$1,595.63
Purchase of property							208.00						\$208.00
Purchases									00.00		13.96	31.73	\$13.96
Recreation Building									00.00				\$0.00
Repairs to Building	1,475.00	367.42		604.39	350.75		4,415.44	937.78	1,012.83		293.32	87.29	\$9,706.02
Total Recreation Building	1,475.00	367.42		604.39	350.75		4,415.44	937.78	1,012.83		293.32	110.02	\$9,706.02
Repair Subhead							1,500.00						\$1,500.00
Road & Maintenance Fund	1,000.00												\$1,000.00
Road & Maintenance FundPost-e-jon													\$0.00
Road Maintenance											763.53	95.26	\$858.79
Road MaintenanceSupplies													\$0.00
Road Repair							2,081.60		68.96	94.95	1,236.62	3,114.64	\$4,515.19
Street Sign			48.00				67.85		827.84		2,896.22	-431.11	\$7,598.71
Total Road Maintenance			48.00				2,149.45		916.82	94.95	4,896.37	2,683.53	\$13,068.42
TRA						86.40							\$86.40
Travel Meals		15.36			29.47								\$44.83
Total Expenses	\$10,139.07	\$26,869.52	\$7,146.25	\$10,659.08	\$10,888.90	\$13,205.52	\$18,172.20	\$12,280.88	\$19,829.18	\$12,240.92	\$21,163.28	\$14,787.54	\$180,602.34
NET OPERATING INCOME	\$9,280.63	\$-8,970.79	\$5,271.53	\$-182.01	\$-5,560.36	\$-1,748.30	\$-16,411.70	\$-7,181.82	\$-15,749.85	\$-5,545.72	\$-2,205.41	\$1,764.76	\$-27,248.84
NET INCOME	\$9,280.63	\$-8,970.79	\$5,271.53	\$-182.01	\$-5,560.36	\$-1,748.30	\$-16,411.70	\$-7,181.82	\$-15,749.85	\$-5,545.72	\$-2,205.41	\$1,764.76	\$-27,248.84

TRINITY COVE IMPROVEMENT ASSOCIATION
OFFICE MANAGER'S REPORT
November 16, 2019
Sharon Deming, Office Manager

- We continue to collect payments for 2020 Maintenance Fees. We received approximately \$19,000 in November and \$16,000 in December. These figures include past due balances that have been paid as a result of lien notices sent and collected.

- The office was closed during the holidays and office staff were not paid as a cost savings to the Cove. The only payroll incurred during those two weeks were for the maintenance crew who continued to work and office manager for 1 hour each week to complete payroll.

- We are continuing to mail lien notices to those property owners who have past due balances.

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

President's Notes

January 18th, 2020

Signage

DOT Approved Markers have been installed for enhanced road safety – culverts, turns, etc.

15 Foot Easements – TCIA is allowed to place signage on easements

Will add more signage in future – Children at Play, Pedestrian Crossing, etc.

Campground rules

Campground Host – Joel & Vanessa Lee

\$200 Offset on Monthly Rent of \$300

Weekly Cleaning of Bathroom

Nightly Locking of Bathroom – prevent overnight sleeping, drug activity, vandalism, etc.

Responsible for reporting to sheriff and notifying BODs

Disruptive Behavior, Illegal Activities, Loose Dogs. Etc.

BOD Vote Needed

JP Court – Judge Lyle Stubbs

EPA Gurka – Agreed payment plan for indigent with lockdown on annual dues

Cove maintenance team will do a courtesy one time clean up of property, which includes large haul – 45 days to complete

EPA Skelton – Miraculous changes have been made to property

Junk car removal needed, as well a flatbed trailer loaded with rubbish – 30 days to complete

EPA - Dilapidated Trailers

Environmental Enforcement Officer – Joe Kennedy

State Law 341 – Health Hazard

Attorney Joe Bell - expedite deconstruction approval

Bylaws and Deed Restriction Panel – M&R

Met with Daniel Lee, Tina Wynn and Janelle Schmidt on December 8th at TCIA Office at Community Center

Discussion:

Note a formal Committee

There will be no Chair Person

They will act independently from BODs

They plan on aligning Bylaws and Deed Restrictions with state laws and county ordinances.

They will conduct their own meetings and schedule time with the Community for open discussion.

They will try and make the new Bylaws and Deed Restrictions hyperlinked where applicable, so that they will be living documents.

President, Leslie Barnard will act as point person for questions being submitted to the BODs or to our attorney.

Goal: Present revised document to BODs to submit for Attorney approval, BODs will give approval and finally submitted for Community ratification

Decision need for escalation of S209 Cases to JP Court

Easement Violations - Kieborz, Ward

BOD Vote Needed

Minutes and Ratified Attachments

Will upload all ratified documents in one packet, instead of separate cover

Should eliminate confusion and mitigate false allegations

Donations have been customary for TCIA President to authorize for many years – Site Minutes from 02/18/2013

Previous contributions were done through Petty Cash

Acceptable accounting practices would also include donations as a contribution

No vote is required by BOD for expenditures under \$2000

Donations/contributions for Activities Committee are for the sole benefit of the Community

No secret meetings have taken place

Social get-togethers with friends are allowed – even if attendees are on BODs

Spouses were invited

Beer, wine and snacks were served

No agenda, no structure, no voting, no Minutes

Incidental conversation is allowed regarding the Cove

Our attorney's office confirmed that these events are not illegal

I do not want to continue functioning as Secretary, whether voluntarily or by insubordinate behavior from a board member, which forces the responsibility back on me.

The BODs will discuss current roles and responsibilities and announce changes at the next BODs meeting.

Record requests as stated in our Bylaws are in alignment with State Law. As of date, no record request has been submitted to TCIA's office for processing.

Tammy Rhodes picked up a record request form, but did not turn it into TCIA's office.

PO's do not have to wait until the next BODs meeting in-order for us to process these requests

We will do our best to accommodate and fulfil the request within ten days as stated on the record request form.

On the advice of our attorney, we will not give out any information or allow review of any records due to potential pending litigation.

Email Ballot Voting:

Deed Restriction Exceptions to Allow Chickens to be raised for personal use on 11/21/2019, was unanimously disapproved by the BODs.

Road Material Purchases for #2 Rock on 01/14/2020, was approved by majority of the BODs.

January 15, 2020

EPA Violations

Trailers- 32 letters sent

5 resolved

5 abatement granted

Architectural Violations- 4 letter sent

Skirting-3 letters sent

1 resolved

Abandoned Vehicles- 12 letters sent

5 resolved

Garbage- 37 letters sent

8 resolved

Lien letters sent-236

Lien's filed-155

Paid in full-21

Payment Plan-11

Past due letters sent-16

Paid in full - 4

Maintenance Report
January 18, 2020

Ongoing pothole repairs on Trinity Cove Drive, Campground Road, Sportsman Drive, and Postoak Circle.

Removed & replaced several large sections of asphalt on Campground Road (bus route) with cold mixed asphalt.

Hauled & spread 10 tons of limestone base material on Oak Bluff Road.

Assisted property owner with volunteer road repairs on Whitetail Road (provided limestone base material).

Performed normal maintenance operations, maintaining vehicles & equipment, trash collections, recycling of scrap metals (when necessary), and burning brush pile in maintenance yard. No mowing operations to report this past month.

Started installing permanent DOT approved culvert & road markers per state regulation, and liability issues, all markers are being installed on Trinity Cove's 15 foot right away only.

Maintenance part-time employees were allowed to make up lost time due to the holidays & bad weather.

Trinity Cove Activities Report

January 18th 2020

December Beginning Balance

\$205.76

Deposits \$1,804.79

Interest .04

Expenses \$1,665.70

December Ending Balance

\$344.85

Activities Committee Meeting
November 16 2019

October	Beginning Balance	408.14
Deposits	Interest .06	
	10.45	
	32.33	
	40.00	
	147.65	230.49

Expenses		
Food		298.36
Supplies		

Ending Balance	340.27
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TRINITY COVE IMPROVEMENT ASSOCIATION

NOTICE OF INTENT TO ADDRESS

THE BOARD OF DIRECTORS

Property Owner Name: AMANDA STANSBERRY

Address: 1084 POST OAK CIRCLE

Section: 1 Block: _____ Lot(s): #25

Date Of Request: JAN 15, 2020

Date Of Board Meeting: JAN 18 2020

All matters to be addressed to the Board must be in specific detail and listed here:

USE OF COMMUNITY BUILDING

A 3 minute time allotment is imposed on each speaker.

Notice to address the Board at a monthly meeting must be submitted (48) hours prior to the scheduled meeting date and time. Request will state the subject to be discussed and the length of time desired. If, in the opinion of the Board, preparation time is required by the Board to be responsive to the subject, the Board may delay its response until the next regular meeting.

Only members in good standing may address issues to the Board Of Directors.
THIS MEANS ALL MAINTENANCE FEES MUST BE PAID IN FULL AND PROPERTY OWNERS MUST NOT BE IN VIOLATION OF DEED RESTRICTIONS.

TRINITY COVE IMPROVEMENT ASSOCIATION

NOTICE OF INTENT TO ADDRESS

THE BOARD OF DIRECTORS

Property Owner Name: Tammy Rhodes

Address: 180 Campground Rd.

Section: _____ Block: _____ Lot(s): _____

Date Of Request: 1/15/2020

Date Of Board Meeting: 1/18/2020

All matters to be addressed to the Board must be in specific detail and listed here:

Everything pertaining to certified letter sent out to all Board members in reference to Demanding removal of Leslie Barnard.

A 3 minute time allotment is imposed on each speaker.

Notice to address the Board at a monthly meeting must be submitted (48) hours prior to the scheduled meeting date and time. Request will state the subject to be discussed and the length of time desired. If, in the opinion of the Board, preparation time is required by the Board to be responsive to the subject, the Board may delay its response until the next regular meeting.

Only members in good standing may address issues to the Board Of Directors.
THIS MEANS ALL MAINTENANCE FEES MUST BE PAID IN FULL AND PROPERTY OWNERS MUST NOT BE IN VIOLATION OF DEED RESTRICTIONS.

TRINITY COVE IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

Saturday, January 18, 2020

SIGN IN SHEET

1	Vera Kiebas	Mark Cole
2	Rita Hilgson	
3	Margie Cohn	
4	Ronald Valentine	
5	Marking Valentine	
6	Carl Schmitt	
7	Mary Sperling	
8	Amanda Stajcherry	
9	Sumner Tompa	
10	Jerome Rhodes	
11	Shay Willard	
12	Glenda Goff	
13	David Dunning	
14	William Kephel	
15	Marie Rappdale	
16	James Kelly	
17	Toshie Amet	
18	John Tils	
19	Susan S. Rumpfolo	
20	Melissa + Rogh Stajcherry	
21	VANESSA JOEL	
22	Sam B...	
23	Glen Baker	
24	Sam Richardson	
25	Donald Sell	
26	Laura Higgins	
27	Jimmy Higgins	
28	David Collins	

Billy Cline Ashley Ringer