

PBPOA Board Meeting

May 30, 2015 8:30 AM

Location: Pat O'Neal's front porch

In attendance:

Larry Brewster – Vice President
Don Curty – board member
Lee Rohrer
Esther Robinson - President
Wayne Acklen
Ron Barnes
Kevin Florey
Walter McCord – Secretary
Helen Brown
Bob Read
Diane Becker – board member
Brian Garland – board member

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Minutes from the March 14, 2015 board meeting were read by Secretary – Motion made to Approve
Brian Garland, seconded Don Curty

Treasurer's Report – As Patrick O'Neal wasn't in attendance, Esther reported that the only changes in the treasurer's report were: an electric bill for the parking lot was paid and a receipt of \$20 for a parking permit was accepted.

Actions During meeting.

Speeding in the neighborhood was discussed. Lee Rohrer will print copies of a petition to have speed limit signs installed in the neighborhood. We need 75% of property owners to sign petitions in order for signs to be installed. This petition will be sent out in the bylaws package.

Ron Barnes started out with a discussion on the graveyard and brought out rules from the state of Tennessee about graveyards. Members of the Phillips family have first rights to cemetery plots. No one knew of any relatives of the Phillips family. The board voted to make additional changes to the proposed bylaws to accommodate some of Ron's concerns. Some changes had already been made per Ron's suggestions to the bylaws committee. The bylaws committee is made up of Don Curty, Larry Brewster, Jim Strite and Lee Rohrer.

- Wayne Acklen pointed out that the plot on the website is different than what is found in the registers office. Don Curty reminded us that the official records are what are in the register's office.
- There was a discussion about the buoy in the cove by Outlot A and how it isn't floating correctly. Kevin and Patrick plan to correct this.
- Suggestion was made that the bylaws need to be a Yes/No action and written so we know how everyone votes. It was decided that a copy of the bylaws, a ballot and a stop sign petition will be sent to every property owner of record. Mailing addresses will be taken from the register's records. The ballot will require property owners to include their Pine Bluff address, mark to accept or reject the bylaws changes, and signature. Lee pointed out that it will cost about \$2.75 per packet to mail.
- There was a discussion about the docks and how the owners of the docks don't like the one bylaw change about losing ownership of dock space should they sell their house, under the new bylaws. Don Curty explained that the bylaws committee felt these changes were in the best interest of the entire neighborhood. It was also pointed out that TVA has certain restrictions that are included in the bylaws changes.
- Diane Becker asked that it again be announced at the annual meeting for boaters to slow down when passing close to docks.

New Business

Esther pointed out that there are still problems with a property owner ignoring letters and discussions about items being stored on an unimproved lot in the neighborhood. Walter said he is friends with the county codes people so will talk to them about the issue and see if they will enforce their rules governing this problem.

Leslie Rohrer is chairman of the cemetery committee. This is a new committee formed since questions about the cemetery have surfaced. A meeting of this committee will commence soon. Jim Strite has been working with Leslie and Ron Barnes on issues of concern. Jim will be out of town until October.

Nominating Committee consisted of Lee Rohrer, Kevin Florey and Helen Brown. The slate of officers they proposed is: President - Larry Brewster; Vice President – Ray Koon, Secretary – Walter McCord, Treasurer – Kevin Florey, at large members – Don Curty, Diane Becker, Helen Brown. This is the slate that will be presented at the annual meeting.

Don and Ray have put in a new road behind the Outlot A docks. Paths need to be cut from the road to the docks. This will be the responsibility of individual dock owners. There was a discussion about bringing in Gravel. Don and Ray will build a bridge near the public dock when weather permits.

Date for picnic – June 30th will be the annual meeting – to be held at noon at the Winchester City Park.

Bob Read pointed out that the light is out again at the public dock. Esther will refer this problem to Patrick when he returns from out of town.

It was a concern of the board that property owners will need a chance to ask questions about and discuss the bylaws changes before they vote. A meeting was set for Saturday, June 20 at 8:30am at Esther Robinson's house on Phillips Drive. A notice of this meeting will be included in the bylaws packet. After more general discussion, a vote was taken to approve the bylaws. Brian made the motion and Larry seconded. Walter voted no, everyone else voted yes. The bylaws will be presented as they stand. Don and Lee will try to get the packet mailed out within the week.

There were still some discussion but it was general.

Meeting was adjourned at 10:40 AM