

Pine Bluff Property Owners Association

Board Meeting Minutes

Date: August 22, 2026

Time: 9:00 a.m.

Call to Order

The meeting was called to order at 9:00 a.m. by President **Mike Axon**.

Board Members Present

- Mike Axon, President
- Paul Becker, Vice President
- Steve Sobey, Treasurer
- Laurie Anderson, Secretary
- Helen Brown, Member-at-Large
- Darla Gray, Member-at-Large, via phone

Two PBPOA members present

Treasurer's Report

Treasurer **Steve Sobey** presented the financial report. The financial report is enclosed with these minutes and has also been posted on the PBPOA website.

Trailer Stickers and Dues

The Board discussed several trailers in the parking lot whose owners have purchased their required stickers but have not yet placed them on their trailers. Steve will contact those owners and remind them to place their stickers on their trailers as soon as possible.

There are also two trailers belonging to one homeowner whose PBPOA dues have not been paid and whose trailer stickers have expired. Steve will send an email to all owners with expired trailer stickers reminding them to bring their stickers up to date. The homeowner with unpaid dues will also be asked to either pay the outstanding dues and renew the trailer stickers or remove the trailers from the property as soon as possible.

TappLock Gate System

Steve led a discussion regarding the TappLock gate system. There have been occasional glitches with the fingerprint feature; however, the app is working properly.

The Board also discussed the app notifications currently being received by all users. Steve will work on adjusting the notification settings so that only two designated Board members receive the notifications.

Neighborhood Volunteers and Maintenance

The Board expressed a **special and very heartfelt thank you** to the following individuals for their continued work and service to the neighborhood, including mowing, trimming, trash pickup, and other general maintenance and jobs that need attention:

Randall Pedrick, Scott Anderson, Jeff Campbell, Dan and Diane Pierre, Don Bloomfield, Terry Brown, and Mike Turok.

Their willingness to volunteer their time and help keep the neighborhood looking its best is greatly appreciated and does not go unnoticed.

Emergency Backup for TappLock

At the previous meeting, **Larry Brewster** asked whether the neighborhood had a backup plan should the TappLock system fail.

Scott and Steve have installed a keyed lock at the gate as an emergency backup. **There is a piece of black tape on the lock that should not be removed.** The backup lock is to be used only in the event that the TappLock system is not functioning.

Keys to the backup lock have been provided to Steve Sobey, Scott Anderson and Helen Brown for emergency use.

Golf Carts / ATVs and Parking

The Board discussed parking for golf carts and ATVs. Helen suggested that golf carts may be parked in the area adjacent to the **No Parking** sign near their property, provided they are positioned appropriately and do not obstruct access.

The Board also walked down to the boat ramp and discussed parking in that area. Golf carts may be parked on the grassy side of the boat ramp, provided they are pulled completely off the ramp drive and do not interfere with access. Golf carts **should not** be parked on the dock and trail bridge side, as this interferes with boat ramp access.

The Board also agreed to eliminate the designated handicap parking spaces in the parking lot, as they have not been utilized. These spaces may instead be used for day-use parking or golf cart parking.

Dock Float

Helen reported that a dock float had floated into the boat ramp area. It is currently located at the side of the boat ramp and is available for anyone who would like to take it.

Picnic Table

Helen also brought up the possibility of removing the picnic table.

Laurie suggested that the table first be power washed and that the surrounding area be thoroughly cleaned during the fall cleanup. The Board agreed that after the area is cleaned up, the picnic table may be more useful and could potentially be kept.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Laurie Anderson, Secretary

Pine Bluff Property Owners Association

Financial Report Attached

Financial Report

as of 7/31/2026

2026-2027 ANNUAL BUDGET

Financial Activity		INCOME		BUDGET	YTD ACTUAL
Dues Received	represents 54 lots, expect at most 2 more lots - 54 total lots paid last year	\$ 10,800.00	DUES	\$ 11,200.00	\$ 10,800.00
Stickers/Passes	represents 67 stickers and 21 passes - both are up from last year	\$ 3,195.00	PASSES/STICKERS	\$ 2,500.00	\$ 3,195.00
Paid Annual Insurance		\$ 884.00	EARNED INCOME	\$ 1,428.00	\$ 129.39
Paid WIX subscription		\$ 380.19	DONATIONS	\$	\$ -
Received interest from matured CDs		\$ 126.64			
Paid Electric Bill		\$ 48.50			
			TOTAL	\$ 15,128.00	\$ 14,124.39
Financial Position		EXPENSES			
ASCEND			PICNIC	\$ 250.00	\$ -
Savings	int	0.20%	INSURANCE	\$ 850.00	\$ 884.00
Checking		0.00%	ANNUAL REPORT	\$ 25.00	\$ -
Money Market		1.30%	WEBSITE	\$ 500.00	\$ 380.19
9 month CD		4.07%	OFFICE SUPPLIES	\$ 500.00	\$ -
			LOCK	\$ -	\$ -
			STICKERS/PASSES	\$ 250.00	\$ -
			BENEVOLENCE DONATIONS	\$ 300.00	\$ -
			TREE REMOVAL	\$ 5,000.00	\$ -
Edward Jones			DOCK REPAIR	\$ 750.00	\$ -
3 month CD	3.95%		ELECTRICITY	\$ 600.00	\$ 48.50
6 month CD	4.05%		RESERVE	\$ 2,800.00	\$ -
9 month CD	3.80%				
			TOTAL	\$ 11,825.00	\$ 1,312.69

Total EDWARD JONES \$ 28,000.00

Investment Total \$ 60,417.79