

# PBPOA Board Meeting Minutes

**Date:** March 7, 2026

**Location:** Darla Gray's home

## 1. Call to Order by Mike Axon

- Meeting called to order on **March 7, 2026**
- **Board Members Present**
  - Mike Axon
  - Paul Becker
  - Steve Sobey
  - Darla Gray
  - Laurie Anderson
- **PBPOA Members Present:** 5 PBPOA Members

## 2. Financial & Budget Report

- Presented by **Steve Sobey**
- Financial and budget reports reviewed
- (See attached report)

## 3. Member Directory Discussion

- Laurie discussed the option of printing hard-copy directories for members.
- Board discussed:
  - Cost savings by keeping documents digital
  - Availability of directory and documents on the website in PDF format.
  - Members can download and print their own copies
- **Decision:**
  - No printed directories at this time.
  - Members will be reminded that the directory and all documents are available on the website. (<https://www.pinebluffpoa.com/>)

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## 4. Outlot A – Tree Cleanup & Fence Removal

- Discussion regarding tree cleanup and old fence posts.
- Several posts are rotted and need removal.
- **Decision:**
  - Fence posts will be removed during **Spring Cleanup**.

### Spring Cleanup Date

- **Saturday, April 25 – 8:00 AM**

### Next Board Meeting

- Scheduled for **April 25 immediately following cleanup (~10:00 AM)**
- Location: **Gray residence**

## 5. Annual Meeting & Picnic

- **Date Set:** June 27
- **Location:** Winchester Park

### Discussion topics:

- Noise issues at the pavilion near the road
- Difficulty conducting meetings due to traffic noise
- Considered alternative locations
- Steve will check other pavilions at Winchester Park that may provide a quieter location.

## 6. Parking Lot Resealing

- Discussion regarding future resealing of the parking lot.

### Decisions

- Obtain a quote for resealing
- Begin planning a budget **reserve** for the project
- Determine timeline for building necessary funds

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## 7. TappLock Gate System

- Presentation and demonstration by Steve Sobey

Features:

- Bluetooth phone access
- Fingerprint access
- App-based management

Implementation notes:

- Members can choose phone or fingerprint access
- Consider creating a how-to video demonstration
- Members will receive instructions on:
  - App download
  - Setup process

## Launch Plan

- Steve will enter members into the system once dues are paid at the annual meeting
- Lock will be installed soon for board testing
- **Full launch target: July 1**

## 8. Outlot Dock Insurance Requirements

- **Proof of insurance required** for dock owners to receive TappLock access.

Discussion:

- Applies to 7 dock owners on Outlot A
- Board will clarify insurance documentation requirements
- Possibility of providing a blank insurance verification form for agents to complete.

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## 9. Boat Ramp Extension

- Discussion regarding extending the boat ramp.

Considerations:

- High cost
- Limited usefulness once lake level rises

Motion:

- Motion made to cancel the boat ramp extension project.
- Motion carried.

## 10. Legal Invoice (Wayne)

- Discussion regarding an outstanding legal invoice.
- Multiple follow-ups were made but no bill has been received.
- Board concluded no payment is owed.

## 11. Board Position Nominations

Positions open this year:

- Vice President
- Secretary
- 1 Member-at-Large

Current status:

- **Paul Becker (VP)** willing to continue
- **Laurie Anderson (Secretary)** willing to continue, but if someone is interested in taking over let me know.

Board encourages members to volunteer and become involved in leadership. If you would like to serve on the board, please let Laurie know you would like to be added to the June ballot.

## 12. Outlot A – Property Ownership

- Discussion regarding Tennessee Property Data and ownership questions.

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- Steve will follow up with the Tax Assessor's Office.

## 13. Outlot A Dock Issues

Discussion topics included:

- Unused docks
- Members renting docks
- Dock modifications
- Dock spacing requirements

Key rule reminders:

- Dock use must be evident
- Docks must be **at least 10 feet apart**
- Some modifications have reduced spacing below the rule

## Conclusion

- Board will review TVA rules, PBPOA rules, and bylaws to clarify requirements due to existing confusions of the outlot A docks.

## 14. Boat Dock Light

- Pathway light at the boat dock is not working.
- GFI was tripped but resetting did not resolve the issue.
- Likely cause: burned-out bulb
- Check with **Lee** regarding previous replacement and responsible party.

## 15. Adjournment

- Motion made to adjourn the meeting.
- Motion carried.

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## Financial Report

as of 2/28/2026

### Financial Activity

since 8/2025

Dues Received	\$ 1,433.57	represents 56 lots, 14 people did not pay any dues (2 of these had paid last year), 54 total lots paid last year
Stickers/Passes	\$ 180.00	represents 60 stickers and 17 passes in total
Received interest from matured CDs	\$ 1,867.91	Edward Jones and ASCEND
Electric Bill	\$ 285.33	DREMC
Swimplex	\$ 70.00	
New Lock for Outlot A	\$ 635.89	Tapplack
Tree Service	\$ 3,800.00	Sherrill's

## 2025-2026 ANNUAL BUDGET

INCOME	BUDGET	YTD ACTUAL
DUES	\$ 11,400.00	\$ 11,453.57
PASSES/STICKERS	\$ 2,615.00	\$ 3,000.00
EARNED INCOME	\$ 1,200.00	\$ 2,185.45
ONLINE INCOME	\$	-
DONATIONS	\$	-
<b>TOTAL</b>	<b>\$ 15,215.00</b>	<b>\$ 16,639.02</b>

### Financial Position

ASCEND	int	mature date
Savings	0.01%	
Checking	0.00%	
Money Market	0.50%	
3 month CD	3.80%	3/15/2026
6 month CD	3.95%	3/15/2026
<b>Total ASCEND</b>		<b>\$ 20,547.09</b>

### Edward Jones

9 month CD	4.05%	5/31/2026	\$ 8,000.00
4 month	3.85%	6/26/2026	\$ 10,000.00
9 month CD	3.80%	8/31/2026	\$ 10,000.00

**Total EDWARD JONES \$ 28,000.00**

**Investment Total \$ 48,547.09**

### EXPENSES

PICNIC	\$ 250.00	\$ 70.00
INSURANCE	\$ 850.00	\$ 816.00
ANNUAL REPORT	\$ 21.00	\$ 20.00
WEBSITE	\$ 400.00	\$ 440.69
OFFICE SUPPLIES	\$ 470.00	\$ -
KEYS	\$ 500.00	\$ 635.89
STICKERS/PASSES	\$ 225.00	\$ -
BENEVOLENCE DONATIONS	\$ 300.00	\$ -
TREE REMOVAL	\$ 10,000.00	\$ 3,800.00
DOCK REPAIR	\$ 500.00	\$ -
ELECTRICITY	\$ 550.00	\$ 375.21
LEGAL	\$	\$ -
RESERVE	\$	\$ -

**TOTAL \$ 14,066.00 \$ 6,157.79**