

PBPOA Annual General Meeting 29 June 2024

At 1105, the Secretary determined that a quorum was present. The President, Wayne Acklen called the meeting to order. In addition to Mr. Acklen, board members in attendance included the Vice-President, Michael Axon, Treasurer-Lee Rohrer, Secretary-Michael Turok, At-Large Member-#1, Steve Sobey, At-Large Member-#2 Darla Gray, and At-Large Member-#3 Scott Anderson. In total, 42 Association members were in attendance representing 29 properties.

- Mr. Acklen initiated discussion regarding approval of the 2023 PBPOA Annual Meeting minutes. Motion was made, seconded, and approved to waive reading and the minutes were approved by voice vote with no nays.

Mr. Brewster requested clarification of the official PBPOA Website. It is <https://www.pinebluffpoa.com/> and registration is required by individual property owners. The previous website is still up, and it is no longer in use by the Association. Property owners can pay dues and transact business online on the website.

TREASURER'S REPORT

Mr. Rohrer provided an overview of the financial report for the fiscal year ending June 30, 2024 and an estimated budget for 2024-2025. Both reports are included as part of the minutes. Of note, he indicated that our expenses had exceeded the budget by nearly \$5,000. Mr. Rohrer also stated that he inadvertently omitted the \$416 donation for the Association computer that was provided by the Browns and O'Neals. He will provide a corrected copy of the fiscal report. Following discussion, the President solicited motions and seconding for approving the Year-End Treasurer's Report and the Projected Budget. Both documents were approved by voice votes with no nays.

Mr. Rohrer also discussed the additional spaces that were added to the parking lot—due to the angle parking. Mr. Acklen requested care in parking, and if one is involved in a boat/trailer scrape, please notify the Treasurer so the trailer's owner can be notified.

OLD BUSINESS OVERVIEW OF 2023/2024

- Mr. Acklen started out the discussion by emphasizing the theme of Pine Bluff being a peaceful neighborhood, whether one is a permanent resident or one is a weekender. Mr. Acklen also discussed the establishment of the Compliance Committee to handle any disputes. The Compliance Committee is composed of Mrs. Gray and Mr. Sobey. Please email or call to alert them of any issues. Broadcast emails should only be used in case of critical issues or dangerous situations.
- Outlot B issue was discussed. There are several residents that have not signed quit claim deeds to relinquish interest in their 1/85th portion of the property. If those that haven't signed wish to maintain their liability, they are welcome to do so.
- The issue of speeding vehicles in the neighborhood was discussed. It continues to be a problem, but it is generally conducted by contractors/outside services. Mr. Acklen requested property owners advise their service personnel to slow down to avoid any further injuries. Mrs. Brown requested that the speed bump issue be kept alive, at least on Phillips Drive near Cannon Court where vehicles tend to speed up. Objections had been raised due to boat trailers with low clearance. A suggestion was made to install a small speed bump on only one lane in both directions separated by 50 to 75 yards to allow low-clearance vehicles to avoid problems.
- The Bluetooth lock has been obtained but it does not perform well enough to install. At this point, the dual lock method will continue to be used. Mr. Revelle suggested that an RFID card apparatus might be more useful since there is electricity available on the Outlot. Mr. Acklen asked Association members to not share or duplicate your keys and provide to unauthorized users.

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- Mr. Acklen brought up the Short-Term Rental (STR) issue and stated that a number of Tims Ford Lake subdivisions established by the Tennessee Elk River Development Agency share common charters. There are ongoing court actions in other parts of the state which could affect this issue. The general consensus in Pine Bluff is that the neighborhood is not opposed to owners renting their properties out as short-term rentals. PBPOA can restrict short-term renter access to Outlot A per our governing documents.

NEW BUSINESS

- Missing buoy- The board recently approved \$500 for replacement and Mr. Ross Cheek has volunteered to act as Liaison with the Tennessee Wildlife Resource Agency which handles such matters on Tims Ford. Replacement is dependent upon TWRA approval. The buoy must not state “No Wake” as these warning buoys are only authorized for marinas. The buoy will advise “Slow.”
- The liability waiver will be updated. If a property owner has guests, they are advised to obtain waivers from their guests, or the property owner will assume liability for their guests’ actions. An updated waiver form will be made available on pinebluffpoa.com.
- Clarification on parking in Outlot A. Only one Guest Pass may be purchased per lot. To use the day parking, a vehicle should display a guest pass or be attached to a trailer with a valid parking sticker. Car parking is not encouraged in the day spaces. You can park in front of your registered trailer as long as you are not blocking other trailers. Several property owners believe that guest passes should not be required for owners who have paid their dues to park in the Outlot. Previously, owner stickers (similar to university or hospital stickers) had been proposed but had been rejected by the majority of the board. The issue will be re-addressed in a future meeting. Of note, the genesis of the guest pass was a fallout from STR visitors prior to rescission of their access. There are also two handicap-only parking spaces.
- New neighbor recognition—Dan and Christine McGee (221 Ridgefield Circle), and Pam & Ron Hutchison (73 East Road).
- Bylaws and Rules/Regulations will be promulgated in accordance with the by-laws in the near future. Mr. Acklen discussed several examples of inconsistent and contradictory language which must be reconciled. Q&A sessions will be conducted prior to any issuance of documentation for voting purposes. Discussion ensued about the necessity for all property owners to be active members of the Association. This discussion led to the legal counsel issue.
- Legal counsel update-Mr. Acklen stated that the attorney reviewing Pine Bluff documents including the amended and restated charter compels the Association to have members. The members are comprised of the property owners, and membership is not optional. Further, he stated that the Board exists to “initiate and implement worthwhile programs of community interest, maintenance, and improvement of facilities in accordance with the by-laws of this corporation.” This matter will be discussed further. Mr. Acklen will provide the Association with a copy of attorney’s report and post it on the website. Of note, the original charter is NOT germane to any current discussion; it was replaced with a new charter in 1986.
- Mr. Acklen extended thanks on behalf of the Association to several Association Members who assisted in repairing the floating dock, as well as mowing the Outlot A periphery grounds and Outlot B cemetery. These include Mr. Brown, Mr. Pedrick, Mr. Bloomfield, and Mr. Dunbar.

BOARD ELECTIONS

Elections were held and the following positions were filled by voice vote without objections:

- President: Michael Axon (Term expires in 2 years)
- Vice-President: Paul Becker (Term expires in 1 year)
- Secretary: Laurie Anderson (Term expires in 2 years). Scott Anderson stepped down from his role as At-Large Member #3 with Laurie’s election.

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- At-large member #1: Blake Orange (Term expires in 2 years)
- At-large member #3: Steve Sobey (Term expires in 1 years)

There being no further business, motion was made, seconded, and unanimously agreed to close the meeting and enjoy lunch at 1232.

Respectfully Submitted:

Michael J. Turok

Michael J. Turok (PBPOA Secretary)

Attachments:

2023-24 Year End Financial Report (Obtain from Lee)

2024-25 Proposed Budget (Obtain from Lee)