



# The Beachcomber



## *Hernando Beach Property Owners Association Newsletter*

### **PRESIDENT'S MESSAGE BY DIANE M. GREENWELL**

Welcome HBPOA Members!

Can it be that "summer" has already come to an end? How lucky are we to have been confined to Hernando Beach for the summer? We have so much catching up to do. This is the first year I can ever remember not getting to meet new members, conduct business, and socialize after meetings. I'm sure we all are anxious to get back to normal, although this may be the new normal. We have tried lots of new things this year with electronic voting, supplemental newsletters, and emails to try to stay in touch with our membership. We had a candidate forum for the first time since 2014. We appreciate all of you hanging in there with our association to be as involved as any of us can be under the circumstances. For this month's President's message, I'm going to outline some of the business issues that have been before the Board the past few months that now need to go before the Membership for discussion.

**Landscape/Beautification** – After completing the Dolphin Fountain landscape, Chairman Gunter Woog decided under the requirements of our bylaws he no longer wanted to chair the committee. Our bylaws require expenditures be pre-approved by the Board if under \$200.00 and by Membership when over \$200.00. It was unfortunate for all concerned that we could not find a compromise, but the Board felt accepting Gunter's resignation protected the Board and Gunter since the Board's official duties are to uphold the bylaws to protect the organization. We wish Gunter well, and understand he is now an independent contractor, ***not associated with the HBPOA Landscape Committee.*** That does not mean we won't utilize his help and services when or if needed.

**Primary Candidates Forum - August 6<sup>th</sup>** - The Candidates Forum went very well! Thank all of you who helped put this together to make it successful, not just for HBPOA, but for the candidates who participated. We had twelve candidates sign up with eleven participating. We made \$250 on table rentals. I believe we made a little over \$300 on Beachcomber ads. We also sold \$200 worth of calendars and had one new membership for \$25.00. Not a bad night!

Our next meeting  
will be held  
**Thursday,  
September 3rd, at  
7:00pm at the HB  
Coast Guard  
Auxiliary, doors  
open at 6:45pm.**

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(Continued from page 1)

Hospitality Committee, Judy Hughes, Bobbi Caccami-si, Diane Ziemski together donated bags, decorative ribbon, banners, flags, and more and worked on decorations, and give away bags. Nancy Wachs baked cookies and brought iced water to make sure we all stayed hydrated and sweet! Weaver Group Realty, RE/MAX Sharie Oakland Realty, and Tracie Maler Group KW's all provided items for the giveaway bags. Thank you Jennifer Brown for helping us with the biographies of each candidate, selling Beachcomber ads, and being there to help where needed. Mike Fulford, VP, led the introductions, while Chuck Greenwell, Director, led Q&A with Joe Wachs, Director, lining up those with questions. It went off without a hitch. Some candidates told me they thought it was one of the best forums they had participated in. We were able to capture Facebook live where we had 55 viewers during Q&A, and that was saved and shared last night in multiple websites and with each candidate. It has been viewed by more than 4,200 people as of this writing. We had people who even watched from Ridge Manor. Many people messaged me stating the forum helped them make a final decision on their choice of candidates. Overall, I am pleased and happy that we once again accomplished something that reflected positively for our community. Thanks again to those who helped support it.

**Calendars** were picked up the first week of August. We have already collected \$1,500 in sales as of this writing and still have pre-orders to deliver and collect, which should be close to another \$1,000.00. If you don't have your calendar yet, please email me at hbpoa34607@gmail so that I can get one to you or call me at 352-606-3720 to make arrangements to get yours. We will have them available at our meeting, but I do expect us to sell out before year end, so don't wait until 2021 to get yours. Buy early for Christmas give aways.

**September meeting** – There are many issues that need to be brought before the Membership that the Board has tabled since March. These are important issues for discussion and consideration. Some of these issues include:

- 1) Where do we go from here on the landscaping? In the past six years, Triangle Park has consumed approximately \$5,000-\$8,000 dollars per year and we have renovated it no less than four times in the past six years. Going forward considerations are:
  - a. Continue funding from HBPOA;
  - b. Consider asking the county for an MSBU so that all property owners, not just HBPOA have a tax that will cover the electric, water, and maintenance of the Triangle & Dolphin areas;
  - c. Other thoughts and recommendations from our Membership.

# The Beachcomber

Published by Hernando Beach Property Owners Association

Deadline for ads, articles, and news:  
**Sept. 10th** for publication in our **October Issue**.

Yearly advertising prices:

**Black & White:**

1/8 page - \$95

1/4 page - \$190

1/2 page - \$335 - **best buy**

full size - \$650

**Color:**

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- 2) Reimbursement of Gunter Woog - \$735.22 In addition to \$499 already paid, as final settlement for \$1,234.22 in out-of-pocket expenses that the Board had not pre-approved.
- 3) Increase in Membership Dues to \$35.00
- 4) 2020-06-11 Motion by Belinda Kelly Dodson - Request Due to Cause to Remove Diane Greenwell as President HBPOA
- 5) 2020-07-05 Notice/Motion by Judy Zellmer – Removal of Kelly Reeve from HBPOA as Director
- 6) A document repository has been created where Members may read Board minutes to see what goes on behind the scenes. A link will be mailed to each member.
- 7) Elections – Nominating Committee of three will be chosen to contact members to ask if they would consider running for a position on the Board at our November elections. If you would like to volunteer, for a position, please review the duties of each officer in our bylaws as found on the Hernando Beach Property Owners website.
  - a. Fran Baird ran in 2019 for a 2020-2021 term while still having a remaining term left on her 2019-2020 term causing director rotation to get off schedule. The Board will be recommending that we recognize 2020 as Fran's last term and

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# Hernando Beach Property Owners Association

P. O. Box 3198, Spring Hill, FL 34611-3198

## 2020 Board of Directors

**President:** Diane M. Greenwell - (352)606-3720

**Vice President:** Mike Fulford - (352)515-5102

**Secretary:** Pat Cordova - (352)556-5788

**Treasurer:** Sarah Hill - (352)279-0076

**Director:** Fran Baird - (352)650-9213

**Director:** Chuck Greenwell - (352)606-3720

**Director:** Kelly Reeve - (678)468-1943

**Director:** Joe Wachs - (352)610-9098

## Committee Chairperson

**Landscaping Committee**

**Hospitality Committee** - Judith Hughes

**Beachcomber** - Jen Brown - (352)678-1795

**Board Meetings held the Monday before the Membership Meeting.**

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# HERNANDO BEACH PROPERTY OWNERS ASSOCIATION

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## HERNANDO BEACH PROPERTY OWNERS ASSOCIATION MEMBERSHIP APPLICATION & RENEWAL FORM

HBPOA meetings are held the 1st Thursday of every month. Meetings are held at the Coast Guard Station on Calienta St, doors open at 6:45 pm and meetings start at 7 pm. **Dues are \$25.00 annually and include the Beachcomber Newsletter mailed to you. Annual dues become due and payable in January of every year and are NOT prorated.** Members who join in November or December are considered paid up as members for the following year.

MEMBERS LISTED ON THE PROPERTY DEED, as owner(s) of record on file with the Hernando County Property Appraisers office, as owners named on the purchase agreement if the deed has not yet been recorded, individuals named in trust agreements and the spouses or legal partners of such property owners whether or not listed on property deeds and records. (*Bylaws Article II, Membership 2.*)

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|-----------------------------------------|-------------------------------|
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| _____ Governmental Affairs Committee    | _____ Membership              |
| _____ Finance Committee                 | _____ 50/50 Tickets & Drawing |
| _____ Landscape Committee               | _____ Events                  |
| _____ Marketing (Beachcomber) Committee | _____ HBPOA Calendar          |
| _____ Christmas Decorations Committee   | _____ Photo Contest           |
| _____ Other _____                       |                               |

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(Continued from page 3)

- ask that she run on the 2021-2022 ballot if she wants to serve another term.
- b. The Board has urged Joe Wachs to run for election as Director. Joe is a positive influence on the Board. Joe has filled in as a Director for three years without having run for election.

We will be holding our **photo contest** at the September meeting. There will be three cash prizes awarded this year; \$100.00 1<sup>st</sup> place, \$75.00 2<sup>nd</sup> place, and \$25.00 3<sup>rd</sup> place. Come and see all of the beautiful photos that our Membership has collected this year for our contest.

September is typically our **ice cream social** that so many look forward to, but due to the current COVID 19 we are looking at alternatives that may be safer choice.

If we are able to hold our September meeting, masks will be required, temperatures checked before entering, and social distancing will be practiced as much as possible. We look forward to resuming our meetings and getting to see everyone again! Be safe!

**Diane Greenwell  
President, HBPOA**

### MINUTES OF THE HBPOA BOARD, HERNANDO BEACH VFW August 3, 2020 @ 11:00 AM

The monthly meeting of the HBPOA Board was called to order at 11:10 AM by Diane Greenwell, President. Board members in attendance were, in addition to the president, Chuck Greenwell, Pat Cordova, Fran Baird, Mike Fulford, and Kelly Reeve. Guests were as follows: Ron and Judy Zellmer, Mark Willemin, Yann Milcendeau, Joe Calabro, David Sarkis, and Tommy Evans, all of whom are members of the HBPOA.

Diane began the meeting by asking for and receiving approval on the agenda. She also advised those present that she was adding one item to the agenda to address an issue concerning the November elections. Fran Baird expressed confusion over why a GAC report was listed since we currently have no GAC, but Diane explained that the report consisted of follow up on items that were previously being followed by the GAC.

#### OLD BUSINESS:

1. Landscape Updates....Diane began the discussion by stating that Board input was needed regarding handling Gunter Woog's resignation as well as concern about possible risk incurred to our 501(c) status



with his practice of accepting donations directly rather than through HBPOA. She also shared that there was another accident at the Triangle last night which apparently was quite serious, the third such accident in one month and expressed the opinion that until the County deals with the safety issues surrounding the Triangle, we shouldn't put any more money into it. Mike Fulford informed us that he had a discussion with Scott Herring at the County this morning and that Scott stated that there wasn't much more to be done by the County relative to safety since his review of all the accidents indicate that most of them seem to be alcohol and traffic related. Scott's answer to Mike's query about what the HBPOA should do at this juncture was that under Florida Constitutional Law, the sheriff is the legislative officer with total jurisdiction, and the County's hands are tied. Mike further shared that he understands that in 2014 an agreement regarding sharing the right of way and liability for the Triangle was signed by HBPOA and the County. Fran Baird gave a little background about the Triangle and early contributors to the project. Pat Cordova opined that we must first deal with the issues involving Gunter and then ascertain the best way forward where the Triangle is concerned. Her very strong opinion was that its responsibility simply be "given back" to the County.

Diane reminded us that at our last Board meeting, Gunter had said that he thought he had just over \$400 in receipts that he had yet to turn in and the Board was certainly in agreement that he should be reimbursed accordingly; however, when he presented receipts to our treasurer, they totaled over \$1200 instead. He told Sarah Hill, Treasurer, that he would donate \$700 from his own funds and so, as a Board, we agreed to have him given a check for \$499. Diane dropped it off to Gunter's wife (he was not home) this morning with the admonition for her to tell Gunter that it was imperative that he turn in immediately any other receipts that he might have so that any reimbursement needs go through proper channels per our by-laws. Fran stated that while she approved of many of the changes that Gunter made, there were some that he just did on his own without prior approval from the Board. Mike felt that any further reimbursement should be put before the membership for their approval. He moved that we bring to the membership the information as it relates to Gunter Woog and have them decide whether or not the HBPOA should reimburse him for those additional expenses with the understanding that he should not incur any further expenses on behalf of the HBPOA. The motion, seconded by Pat Cordova, passed unanimously. The passed motion will be tabled until we have all receipts from Gunter.

There next followed discussion about whether we should explore simply turning the property at the Triangle back over to the County. It is Mike's under-

(Continued on page 8)

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*(Continued from page 7)*

standing that we never did own it but simply shared the right of way with the County as explained previously in the minutes. Fran Baird's opinion was that we should not feel a sense of urgency about this while Mike expressed that he was concerned regarding possible liability issues with all the accidents that seem to be occurring way too frequently. Fran felt that any action solicited of the membership should be in person at an HBPOA meeting as opposed to electronically. There was some discussion about what part of the Triangle the HBPOA actually owns with Mike's opinion being that we own none of it and that there must a Right of Way Agreement somewhere that demonstrates exactly what our relationship with the County relative to the Triangle is. Pat will look in the records which she was given when she became Secretary in 2017 but is doubtful since she received very few records of any description. It was suggested that Gladys Moore might be a good resource. Meanwhile Mike Fulford moved that we present to the membership the background and history of the Triangle in person and seek their input and direction regarding the dispensation of the Triangle property. Fran Baird seconded the motion which passed without dissent.

Lastly, Diane sought our input on whether Gunter should receive a letter from the Board detailing what we need from him in terms of receipts and that no further expenditures beyond that which he turns in up to the day of his resignation will be reimbursed. Chuck

Greenwell added that it needs to be made very clear to Gunter that he should not be soliciting donations in the name of the HBPOA and that we will not accept any such donations. The choice to operate as an independent contractor is his to make but he should not present himself as representing the HBPOA. There was some discussion as to whether a simple email would suffice but it was decided that a registered letter would be the best way to proceed for record keeping purposes.

2. Treasurer's Report....On behalf of Sarah Hill, Treasurer, Diane provided the report which we all received via email that showed a beginning balance of \$20,163.35 and a closing balance of \$21,194.60. Diane admitted that Sarah's thoroughness sometimes results in her reports being a little confusing and that anyone with questions should contact Sarah via email. Mike pointed out that even though our account overall is in the positive, the Beachcomber account and the Landscaping account are both in the negative. There was a question from one of the visitors about projected expenses for the rest of the year and Diane explained that we had definite monthly expenses, ie, the Beachcomber production/distribution and the utilities at both landscaping sites but that the projected balance at the end of this year should be around \$8,000. Fran Baird stated that she doesn't think she can approve this report because she "doesn't understand it" and also

*(Continued on page 9)*





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notes some confusion regarding seven checks. Chuck Greenwell was in agreement with Fran that there needed to be some clarification from Sarah about the report. Pat Cordova pointed out that we never vote to approve the Treasurer's Report but that it is always filed for audit which is done annually and that questions should be directed to Sarah who needs to explain the report to our satisfaction.

Fran Baird asked if we were still under contract to TLB for mowing at the two landscaping sites to which Diane replied that she thought we were since she wasn't aware of any definite understanding with the County. Mike informed us that the County was prepared to take over this task but that it would be done on their schedule which wouldn't necessarily fit our current standards in terms of frequency. Pat read to the Board that we had voted as a Board last month unanimously to turn the mowing over to the county. Diane questioned whether we should terminate our contract with TLB to which Chuck expressed some concern over cancelling anything until the membership decides what is to be done with the Triangle. Pat pointed out that the mowing had been decided regardless of what happens with the Triangle, especially with the vote at last month's Board meeting. Mike wondered if the membership should decide if the HBPOA should have the mowing "enhanced" by TLB in the interim since the County schedule of mowing every 4 to 6 weeks will not keep the area as neat as the once a week by the private contractor. Diane voiced the opinion that the area

represents the entrance to our community which reflects on everyone, including the businesses, and that perhaps others just might get involved at some point if the property is too unkempt. Diane ended this discussion by assuring us that she will write a letter to Scott Herring on behalf of the HBPOA to turn the mowing over to the County.

3. Calendar Updates.....Diane Greenwell reported that \$2,045.00 was collected for calendar ads to cover the publishing expense, a difference of \$485 over what she had hoped to collect; so the additional money was used to print another 100 calendars which gives us the potential to make \$4000 from the sale of the calendars, all clear profit. She offered the opinion that the extra \$1000 (if we do realize that extra profit) be put into a reserve account or establish a scholarship fund. Fran Baird reiterated that she is opposed to the idea of a reserve account since she doesn't see the need for us to have one and that she is also opposed to a scholarship fund. Chuck Greenwell then introduced the motion that he had planned to make under New Business: that we rescind last month's vote to allocate \$3000 for landscaping and have those funds go back into the general fund. Mike Fulford seconded this motion. Kelly Reeve offered the opinion that we should hold off on any such action until the membership has had an opportunity to decide the future of our involvement with the Triangle property and Fran Baird agreed. Chuck

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made the argument that even if the decision is to continue our responsibilities at the Triangle, there is no reason that we couldn't continue to take care of it with funds from our general fund. He further pointed out that this anticipated money from calendar sales will be profit thanks to the hard work of our president's selling ads and the cooperation of the business community's buying ads. Mike Fulford reminded us that the funds from this anticipated profit are no longer encumbered and should go back to the general fund. The motion passed with Fran Baird the only dissenter. Chuck then moved that the \$3000 be reallocated to a reserve account and a scholarship account on a 50/50 basis. Mike Fulford offered an amendment to Chuck's motion as follows: that 25% of the \$3000 generated by calendar sales be designated as a reserve fund and the remainder stay in the general fund until a scholarship fund can be further explored. Chuck agreed with Mike and amended his motion to read per Mike's suggestion. The motion, seconded by Mike, passed with 3 ayes and 2 nays (Kelly Reeve and Fran Baird).

4. Candidate Forum.....Mike Fulford and Chuck Greenwell provided the latest plans for the Candidate Forum which will happen this coming Thursday evening. Every detail as to the logistics of the forum regarding time allowed for each candidate and how questions will be handled was elaborated upon.

Chuck shared how they are addressing social distancing, etc., Diane explained in detail how the Hospitality Committee is handling safety issues to protect those present from possible exposure to the Corona virus. Currently there are only 4 slots left for attendees since the total number is limited to 50. Fran inquired about the cost of hospitality and Diane replied that for this event there has been no expense for hospitality since everything needed has been donated.

5. GAC Updates.....Diane Greenwell reported the S&T Hearing passed by a 5 to 0 vote at the BOCC meeting on 7/28/2020, while the 5000 Calienta Street (Gordon Wolfe) went through with a 4 to 0 vote at the same meeting. The Birrens case will come before the BOCC on 8/11/2020 and Tommy Evans will present his case before the BOCC on 8/25/2020. Diane stated that she will be reminding the membership of these hearings.

#### NEW BUSINESS:

1) Christmas Lights.....This was tabled because Joe Wachs was out of town.

2) Cup and Flower Fund.....Mike Fulford presented his idea for establishing this fund for the purpose of allowing the Hospitality Committee to send flowers or a

*(Continued on page 12)*



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*(Continued from page 10)*

baby cup or a greeting card for special events that might occur in the lives of our membership. Mike shared that when he was in the military, this was done successfully and he thought it could work for us. There was some discussion and while the general agreement was that the idea has merit, the logistics of managing it was a definite limiting factor. Ultimately Mike withdrew the suggestion.

3. Rescinding Landscape Funds....This was handled already under Old Business.

4. Discussion on Electronic Voting.....Diane solicited our opinions regarding the recent electronic voting. She expressed some disappointment that more members didn't participate while at the same time realizing that more households were involved than would be at a regular meeting in the electronic voting. Chuck proffered the opinion that it really is a matter of educating the membership and feels that if the electronic voting doesn't end with the Covid-19, it might actually be a way for more people to be included in the voting and he feels that inclusiveness is where we should be directing our efforts. Diane used this opportunity to call out Kelly Reeve for posting negative comments on Nextdoor regarding the electronic voting when we had agreed as a Board to use it under the circumstances surrounding Covid-19 and also other postings that she

had made expressing negativity about the HBPOA. Kelly's reply was, "Everyone is entitled to his own opinion." Pat Cordova asked the member guests present to offer their opinion on electronic voting and the response was positive. Kelly Reeve voiced displeasure with having guests speak at all since they were not part of the Board and she further explained that her problem with electronic voting was that the opportunity for discussion was not part of it. Fran Baird expressed displeasure that "Diane refused to share a membership list with the Board." She was quickly corrected in this opinion by being reminded that a list was provided months ago; however, personal information was not forthcoming per the expressed wishes of our members.

Diane under the discussion re voting reminded us that next month we will elect a nominating committee to solicit nominees for the various positions of officers and directors. Somehow we got off where Directors are concerned when Joe Wachs took over for Diane who resigned her director's position in 2018 and then somehow Joe just continued on through the current term without having actually run for the position. Fran Baird who was elected for the 2019/2020 term in November of 2018 somehow ran again this past year for the 2020/2021 term. Bottom line is that Joe and Fran will have served a full director's term and can either choose to run again this November or retire their cur-

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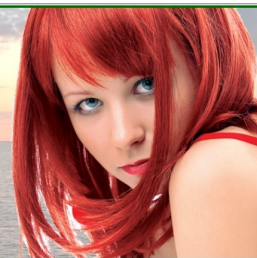
rent position. Joe understands and agrees that his term is up. Fran did not seem to understand that the idea was simply to get the Board back on track with two new directors' being elected each year so that the terms overlap, stating that she would not resign until the membership votes her off. Chuck Greenwell moved that we reset the sequence of the Board of Directors elections so that we are in compliance with our Bylaws. Mike Fulford seconded the motion with the modification that we have identified a problem which now needs to go before the membership in person to decide how we should proceed. The motion passed with 3 positive votes and 2 negative (Fran Baird and Kelly Reeve).

6. Legal Action and Other Correspondence....Kelly had asked Diane to have this subject be a part of the agenda and Diane came prepared with all the legal correspondence/issues that have come up this year involving the Board or individual members of the Board. Apparently Kelly's goal was to talk about the letter which Kelly Dodson had written to the Board (Mrs. Dodson was not able to be present today) asking that Diane Greenwell be removed as President of the HBPOA. Mrs. Dodson wanted her letter acknowledged and she wants to have her letter brought up before the membership when next the membership is

(Continued on page 14)

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(Continued from page 13)

able to meet, possibly in September. Mike Fulford recommended that Mrs. Reeve clarify with Mrs. Dodson exactly what she wants to see happen relative to her letter. Diane stated that she understands that the goal was indeed to present it to the membership; furthermore, Diane elaborated somewhat on the accusations contained therein. Mike Fulford asked Kelly if it was her understanding that Mrs. Dodson wanted to proceed as Diane had suggested and Kelly couldn't say for sure. Chuck suggested that Kelly go back to Mrs. Dodson with an invitation from the Board to come to a Board meeting and present her grievances as she was invited to do when the letter first came out and that, if she wishes to go before the full membership, she should proceed to do just that.

Fran Baird queried about what, if any, time limits are set for members who wish to speak at a meeting, a subject that she considers important since there do seem to be a lot of issues needing to be addressed when we are able to meet as a body again. Diane explained that per Robert's Rules of Order, it is three minutes. She also pointed out that we have made positive steps towards openness and also approachability as represented by the fact that any member of HBPOA can bring up an issue and speak to it for three minutes at any meeting. This doesn't mean that the issue will be resolved right then but that it could become an agenda item for the next Board meeting.

She also pointed out that this is the first year we've actually had agendas for Board meetings. Diane also used this opportunity to point out that Kelly Dodson at the March HBPOA meeting actually spoke out of turn off topic/agenda but was still given time to speak and even offered time after the meeting to continue the discussion if needed. Kelly Reeve stated that she thought RR's of Order specified 10 minutes and there was discussion about that. This will need to be researched and clarified.

Diane touched on the correspondence to do with Jodie Pillarella Legal Cease and Desist Letter and the letter from their attorney responding to it. The Board all received copies and should be familiar with the issues surrounding this. Diane did emphasize, especially since some of Kelly Dodson's accusations also involved some of the same as those contained in Jodie's letter to Diane, that the Facebook post was not done by Diane nor was it done with her knowledge and she is not legally responsible for someone else's post. Furthermore, when she became aware of the post, she had it removed.

Fran Baird asked about the Email Cease & Desist letter to the Greenwells from Forrest Bennett and Diane explained that it was about the Vision Plan and reminded Fran that this had also been made available to all Board members previously.

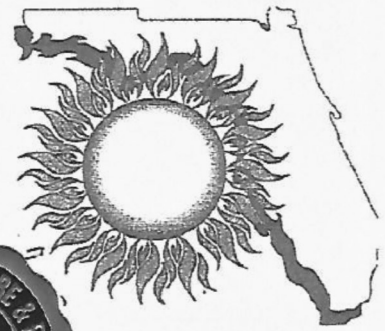
Chuck Greenwell asked Kelly Reeve directly about

(Continued on page 15)



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(Continued from page 14)

the previous board meeting and her threatening all members with a possible letter from her attorney if certain actions were taken by individuals. Apparently the Greenwells did receive such a letter and so he was wondering if Kelly's attorney was expecting some sort of followup on the letter. Kelly reiterated the letter's demands that she receive a formal written apology for Diane's statements that Kelly had provided the Board and Bylaws Committee with "deceptive documents," that Diane had publicly stated this at the POA meeting and that it was published in the April Beachcomber. Kelly disputes this and offered her explanation/version of what happened. Mike Fulford tried to clarify with Kelly what her expectations are regarding this issue going forward. Fran Baird remarked that she was baffled by all the legal issues that have come up this year. Chuck Greenwell again tried to pin Kelly down about what her attorney is expecting relative to the letter and suggested strongly that he should act soon because they have their own attorney at the ready to respond as needed. Kelly suggested that we should move on and not waste any more of the Board's time to which Chuck heatedly remarked that more time has been wasted this year at Board meetings responding to her "issues" or those created around her than any recent memory can recall.

At this juncture, Mike Fulford, as Vice-president,  
(Continued on page 17)



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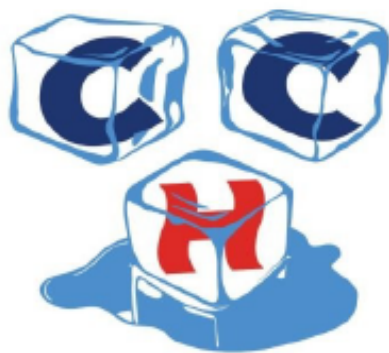
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*(Continued from page 15)*

took over the meeting on Diane's behalf since the discussion was involving Diane and Chuck and another Board member. Mike suggested that discussion on this legal issue be stopped at this point since it was more of a personal matter instead of Board business and that Kelly request three minutes at the next HBPOA meeting to make her case in this matter if she so chose. Mike cautioned Kelly that he among other members of the Bylaw Committee might well have their own personal observations to contribute if she wanted to take the matter any further.

Mike called upon Judy Zellmer regarding her Notice Motion for the Removal of Kelly Reeve. Judy hopes to present her motion at the September HBPOA meeting if it goes forward and, to that end, she reminded us that she had requested that a repository be made of all the pertinent back emails (with supporting documentation) among the Board members. Further, her goal was for a link to be created whereby HBPOA members would have access to this information and the opportunity to review the dysfunction that has gone on with this Board so that they can make any necessary decision(s) when called upon to do so. Judy requested that if there is anything that the Board needs to set in motion today to make this happen, that it be done here now. Mike Fulford gave both Kelly and Judy the opportunity to be clear on how they wanted to proceed with their grievances and they each chose the right to present their cases before the membership at our next general meeting, hopefully in September. Judy again explained her perceived need for the repository. Diane reminded us that we had discussed just such a move at the June 25<sup>th</sup> Board Meeting but that the motion was shut down when Kelly Reeve threatened legal action against any who voted for it. Mike moved that the repository as requested by Judy Zellmer be established with the purpose of making the information available to the membership prior to the next membership meeting. Fran Baird seconded the motion for the purpose of discussion and she opened the discussion by reminding us how much work would be involved accomplish-

*(Continued on page 18)*

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(Continued from page 17)

ing this and also that the membership should have at least thirty days to review all the information. Chuck Greenwell emphasized that it is crucial that this information come before the membership prior to the November elections so that the membership is fully informed, even if the elections have to be postponed. Mike revised his motion to state that we should go ahead and make the effort to establish a repository of information, have a status update at the next Board meeting at which time the Board can decide if the information can be released to the membership. The voting which began with Chuck's aye vote with the condition that all Board members should be helping to carry the workload involved in moving this organization forward instead of letting so much of the work fall squarely on the shoulders of our President, much of the work coming from responding to negativity coming from our own Board members. When called upon, Diane spoke passionately about how dedicated she is to accomplishing positive things for our HBPOA in spite of all the struggles involved with combatting the negativity. She fears that any effort put toward creating the repository of negative information will be wasted effort and would much rather be putting her efforts towards the positive. Fran Baird expressed her opinion that if Judy Zellmer wants this repository, she should put the work into doing it. Mike inquired of Judy Zellmer whether she would be satisfied with each

Board member sending to her email any emails that were deemed appropriate with Judy's letting us know when she has all she needs. Ultimately, it was generally agreed that each Board member will forward any pertinent emails/information to Judy who will let us know when she has enough information to create the repository she had requested. Judy when asked clarified that she needs the emails that demonstrate the negativity, the dysfunction, the inappropriateness, the unprofessionalism, the angst, as well as the source of most of it, all of which has served to hold us back from working together in a positive environment. Diane offered also that she has documentation going back to 2016 from the two previous presidents, demonstrating the issues in dealing with the Reeves, and disputing the notion that this is the first Board that has had such issues.

Mike turned the meeting back over to Diane Greenwell and made the motion that we adjourn the meeting, seconded by Fran Baird. Before adjourning, Diane made a plea that those who have been putting negative postings about our HBPOA on Nextdoor cease in cultivating this atmosphere of negativity for the good of our community.

Meeting adjourned at 13:30.  
Respectfully submitted,  
Patricia Cordova, Rec. Sec.





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| Sun | Mon                                           | Tue | Wed                            | Thu                                 | Fri                                                                               | Sat                                                                  |
|-----|-----------------------------------------------|-----|--------------------------------|-------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|
|     |                                               | 1   | 2                              | 3<br>HBPOA<br>Membership<br>Meeting | 4<br>HBC Dinner 6-11pm                                                            | 5                                                                    |
| 6   | 7                                             | 8   | 9<br>HB Crime Watch<br>Meeting | 10<br>Beachcomber<br>Deadline       | 11<br>HBC Dinner 6-11pm                                                           | 12<br>Swap Meet                                                      |
| 13  | 14                                            | 15  | 16                             | 17                                  | 18<br>HBC Dinner 6-11pm                                                           | 19                                                                   |
| 20  | 21<br>US Coast Guard<br>Auxiliary Meeting 7pm | 22  | 23                             | 24                                  | 25<br>HBC Dinner 6-11pm                                                           | 26                                                                   |
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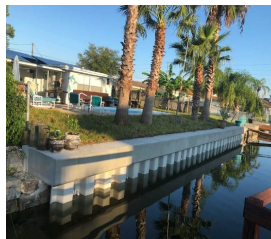
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| <b>Sun 06</b>                                                                                                       | <b>Mon 07</b>                                                                                                       | <b>Tue 08</b>                                                                                                       | <b>Wed 09</b>                                                                                                       | <b>Thu 10</b>                                                                                                      | <b>Fri 11</b>                                                                                                      | <b>Sat 12</b>                                                                                                      |
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| <b>Sun 13</b>                                                                                                       | <b>Mon 14</b>                                                                                                       | <b>Tue 15</b>                                                                                                       | <b>Wed 16</b>                                                                                                       | <b>Thu 17</b>                                                                                                      | <b>Fri 18</b>                                                                                                      | <b>Sat 19</b>                                                                                                      |
| Low Tide 1.75 ft<br>06:00<br>High Tide 3.15 ft<br>10:28<br>Low Tide 0.17 ft<br>19:15                                | High Tide 2.72 ft<br>00:36<br>Low Tide 1.51 ft<br>07:05<br>High Tide 3.37 ft<br>11:34<br>Low Tide -0.03 ft<br>20:04 | High Tide 2.89 ft<br>01:12<br>Low Tide 1.20 ft<br>07:57<br>High Tide 3.59 ft<br>12:30<br>Low Tide -0.13 ft<br>20:47 | High Tide 3.03 ft<br>01:45<br>Low Tide 0.87 ft<br>08:44<br>High Tide 3.73 ft<br>13:22<br>Low Tide -0.10 ft<br>21:27 | High Tide 3.14 ft<br>02:15<br>Low Tide 0.55 ft<br>09:28<br>High Tide 3.77 ft<br>14:11<br>Low Tide 0.04 ft<br>22:05 | High Tide 3.25 ft<br>02:44<br>Low Tide 0.28 ft<br>10:12<br>High Tide 3.69 ft<br>15:00<br>Low Tide 0.28 ft<br>22:42 | High Tide 3.35 ft<br>03:14<br>Low Tide 0.08 ft<br>10:56<br>High Tide 3.50 ft<br>15:49<br>Low Tide 0.58 ft<br>23:18 |
| <b>Sun 20</b>                                                                                                       | <b>Mon 21</b>                                                                                                       | <b>Tue 22</b>                                                                                                       | <b>Wed 23</b>                                                                                                       | <b>Thu 24</b>                                                                                                      | <b>Fri 25</b>                                                                                                      | <b>Sat 26</b>                                                                                                      |
| High Tide 3.43 ft<br>03:45<br>Low Tide -0.01 ft<br>11:42<br>High Tide 3.22 ft<br>16:41<br>Low Tide 0.91 ft<br>23:54 | High Tide 3.46 ft<br>04:18<br>Low Tide 0.01 ft<br>12:32<br>High Tide 2.88 ft<br>17:37                               | Low Tide 1.22 ft<br>00:32<br>High Tide 3.42 ft<br>04:56<br>Low Tide 0.14 ft<br>13:27<br>High Tide 2.55 ft<br>18:43  | Low Tide 1.49 ft<br>01:14<br>High Tide 3.30 ft<br>05:41<br>Low Tide 0.33 ft<br>14:33<br>High Tide 2.31 ft<br>20:07  | Low Tide 1.71 ft<br>02:08<br>High Tide 3.13 ft<br>06:40<br>Low Tide 0.48 ft<br>15:57<br>High Tide 2.25 ft<br>21:54 | Low Tide 1.84 ft<br>03:26<br>High Tide 2.97 ft<br>08:02<br>Low Tide 0.50 ft<br>17:29<br>High Tide 2.36 ft<br>23:17 | Low Tide 1.77 ft<br>05:02<br>High Tide 2.94 ft<br>09:36<br>Low Tide 0.42 ft<br>18:42                               |
| <b>Sun 27</b>                                                                                                       | <b>Mon 28</b>                                                                                                       | <b>Tue 29</b>                                                                                                       | <b>Wed 30</b>                                                                                                       |                                                                                                                    |                                                                                                                    |                                                                                                                    |
| High Tide 2.52 ft<br>00:06<br>Low Tide 1.53 ft<br>06:23<br>High Tide 3.04 ft<br>10:56<br>Low Tide 0.33 ft<br>19:34  | High Tide 2.68 ft<br>00:40<br>Low Tide 1.22 ft<br>07:21<br>High Tide 3.17 ft<br>11:57<br>Low Tide 0.30 ft<br>20:13  | High Tide 2.82 ft<br>01:08<br>Low Tide 0.92 ft<br>08:06<br>High Tide 3.27 ft<br>12:44<br>Low Tide 0.33 ft<br>20:46  | High Tide 2.94 ft<br>01:32<br>Low Tide 0.67 ft<br>08:45<br>High Tide 3.31 ft<br>13:26<br>Low Tide 0.41 ft<br>21:15  |                                                                                                                    |                                                                                                                    |                                                                                                                    |



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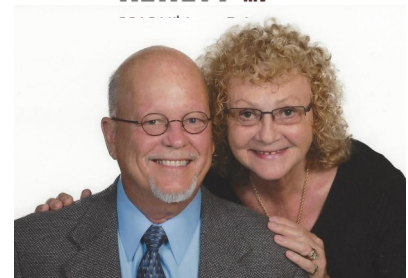
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