

TREASURE CAY PROPERTY OWNERS ASSOCIATION
ANNUAL GENERAL MEETING
TREASURE CAY COMMUNITY CENTRE
12th MARCH, 2014 - 7:00 PM

TCPOA Chairman, Marty Olsen opened the meeting by calling upon Everett Pinder for the invocation. He then thanked present company for their attendance and loyalty to TCPOA over the years, followed by an introduction of the TCPOA Board members and an announcement that 3 Board seats were available. The nominees were Terrance Strachan as the Bahamian property owner, David Cosman as the representative for the Condominium/Villa Associations and Bob Gilbert as the representative for Second Homeowners. All were confirmed by a unanimous vote of the membership.

Administrator, Melonie Pedican, reported a quorum existed and the meeting officially opened at which time minutes of the 2013 AGM were approved.

Mr. Olsen gave an overview of the work conducted by Directors and Management Committee during the past year which included meeting with Gaynelle Rolle, Minister of Finance, to hear current tax evaluation procedures, as well as the formation of a Security Committee to address recent burglaries within the community. Collection of past due Amenities was also brought and would be gone into in more detail later in the meeting. Mr. Olsen thanked past members of the current BOD and welcomed the new members. Several meeting had taken place with local Government officials, details of which would be in various Committee reports.

Mr. Stephen Kappeler, Treasure Cay General Manager, addressed security issues assuring that his existing Security Team will work in close cooperation with the newly hired TCPOA Gate Guards. New Bulletin Boards for the grocery store and post office will keep the community updated as these efforts progress. He also discussed his efforts to increase air service into Treasure Cay.

Mr. Kappeler described the progress made by the use of Amenities income, such as, new seawall construction, the installation of new lighting and security cameras which have aided Police in the capture of boat thieves,

painting of speed bumps, and road improvements in several sectors of the community. He announced that Mr. Robert Meister is now in charge of operations at Treasure Cay since the retirement of his Father.

Graham Johns then discussed Amenities issues revealing that some owners have been delinquent in paying their tax obligation for more than 30 years. He described the steps his Committee was taking to collect these much needed funds which, in some cases, include legal action in the form of property liens. It was also noted that some property owners have not paid for their garbage collection for years although Treasure Cay has continued to provide the service for the betterment of all.

Bob Kittredge then gave his report from Corbett Medical Center. A discussion ensued about Dr. Hull's Abaco Evacuation Company and medical assistance available to Treasure Cay.

Joe Callahan explained why the Treasure Cay Community Foundation was created in 2004 to allow US citizens to qualify for tax relief for donations to Treasure Cay's non-profit organizations or for donation to the endowment. Bob Kittredge was thanked for stepping up to manage this fund for the short term. Joe then welcomed Bill McLean. Questions on Tax Free donations existed and Joe and Tom confirmed that donations were Tax Deductible for TCESO and TCCF.

Emery McGraw Vice Chair of TCCC then gave a summary of the years happenings at the Community Center and thanked all members for their support.

Betsy Bracey introduced the Security Committee; Kelphin Thurston, George Riviere, Bill McLean, David Cosman and Stephen Kappeler and the Security Guards: Chief Jude Hart, Ivan Russell, Clyde Cornish, and Shavallo Roberts. Steve Kappeler spoke on the role of TCL employees with regard to security and introduced his staff members associated with TCL Security.

Tom Wheeler was introduced as the new Managing Director of TCESO. He spoke in detail about the number of robberies on Ocean Blvd. Tom also went to efforts to raise money on for the benefit of Treasure Cay. Tom asked that all Owners become members of the \$600 Club which are Donations of \$250 for Security and Emergency Services and a \$100 TCPOA membership. A

discussion ensued of the importance of all to get involved and support the efforts of all organizations.

Mr. Olsen then asked if there was any old or new business and none was brought forward.

Marty Olsen then requested a motion to adjourn which was offered, seconded and the meeting closed. All were thanked for attending and the meeting was adjourned.

Respectfully Submitted,
Anne Albury, Secretary