

**Diamondhead Country Club and Property Owner's Association Annual Membership
Meeting Agenda
October 15, 2021 – 6pm
Diamondhead City Hall, Diamondhead, MS**

Call to Order

Roll Call, Verify Quorum

Pledge of Allegiance

Approval of Minutes of 9/20/21

Approve/Amend Meeting Agenda

Presentation

President's Report

Committee Reports

General Manager's Report

POA Members Comments on Agenda Items (limit 3 min. per person-must sign up ahead of time to speak)

Unfinished Business

Regular Agenda

1. 2021-34 – Motion to transfer the Airport Circle roadway and associated easements to the City of Diamondhead.
2. 2021-37 - Motion to progress in the vendor bid/proposal process for the replacement of the kitchen flooring.
3. 2021-38 – Motion to retain consultant to prepare documents for Employee Retention Tax Credits

POA Members Comments on Non-Agenda Items (limit 3 min. per person) –

Adjourn

Regular Agenda Supporting Information

1. **2021-34** – Motion to transfer Airport Circle roadway and associated easements to the City of Diamondhead.

GOAL OF THE PROPOSAL: Have the City of Diamondhead own and improve Airport Circle to facilitate commercial development near taxiway Alpha.

FINANCIAL IMPACT: Reduce the cost of the POA maintaining Airport Circle and possibly increase the use of the airport.

ADDITIONAL INFORMATION: Airport circle is the roundabout immediately adjacent to the airstrip. It is NOT the roundabout in front of the Lazy Gator restaurant.

No one seems to remember the specific reason why the airport circle was not transferred to the city when all the other roads were transferred about 10 years ago. The Purcell Corporation owns several parcels of property next to the main taxiway. Some residents on the southside are interested in purchasing the parcels of land and opening aviation related businesses there. As long as the POA owns the property, there's no practical way for a road/driveway to be constructed to provide access to these parcels of land.

If the POA transfers the airport circle and right of way around the circle to the city, thus making the circle a public road, then a road/driveway could be constructed, at the owners of the parcels of land expense, to their businesses. In addition, the city would then be responsible for resurfacing the circle and maintaining the area, thus reducing what is presently entirely a liability for the POA.

If businesses were to develop next to the taxiway, the owners would need to be able to use the taxiway, and since the POA owns the taxiway, the owners of the parcels would be responsible for joining the POA. The Purcell Corp. has said it would be willing to place a stipulation in the deed that the owners of the parcels would have to pay dues/fees to the POA.

For years there has been talk about the need for additional T hangers at the airport. The POA will never be a financial position to be able to build such hangers. Private business owners may want to construct these hangers. Pilots living on the northside of I-10 would then have an area to store their planes.

Property owners using the taxiways and airstrip MUST be "members in good standing" since the POA owns the land. According to local realtors, there is a demand for homes that have immediate access to hard taxiways and runways. That could help in attracting new owners to the southside.

If the airport circle is transferred to the city, there does not appear to be any downside for the POA, and it opens up the possibility for improvements to be made to the airport area which could result in additional airport use and income for the POA.

2. **2021-37** – Motion to progress in the vendor bid/proposal process for the replacement of the kitchen flooring.

GOAL OF THE PROPOSAL: Floor Replacement in Kitchen
FINANCIAL IMPACT: Expenditure total cost not to exceed \$40,000.

Breakdown Estimates Only:

Demolition, Removal and Disposal of existing tile flooring estimate -	\$15,000
Plumber – Disconnect and reconnect fixtures in kitchen -	\$ 3,000
Storage Bin – Rental -	\$1,200
Install/Application of New floor	\$16,000
Contingency Estimate	\$4,800

3. **2021-38** – Motion to retain consultant to prepare documents for Employee Retention Tax Credits

GOAL OF THE PROPOSAL: The POA will qualify for specific tax credit

FINANCIAL IMPACT: The financial cost is 25% of the total tax credit obtained, with no funds spent if POA does not qualify for tax credit.

Minutes for Approval

MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS
DIAMONDHEAD COUNTRY CLUB AND PROPERTY OWNER'S ASSOCIATION, INC.
September 20, 2021

A meeting of the Board was held at 5000 Diamondhead Circle, Diamondhead Mississippi. President Knobloch chaired the meeting and called it to order at 6:00 P.M.

Present were President Knobloch, Vice President Gillen, Secretary Sislow, Director Becker, Director Ertel, Director James, Director Ramirez, Director Tauzin. Absent were Treasurer Rayner, Director Nutting and Ex-Officio Marthouse. Also present were GM Abadie, Controller McInnis, Legal Assistant Kinsley and 10 members.

APPROVAL OF MINUTES –A motion to approve the minutes of the 8/16/21 meeting was made by Director Tauzin and seconded by Director Ertel. The minutes were approved unanimously.

APPROVAL/AMEND MEETING AGENDA – A motion to amend the agenda to table the motion 2021-34 until next month was made by Vice President Gillen and seconded by Director Ramirez. The motion passed unanimously.

PRESENTATIONS – None

PRESIDENT'S REPORT – President Knobloch provided his report.

COMMITTEE REPORTS – *Administration Committee, Recreation Committee, Grounds Committee, Safety Committee had no report. Airport/Marina Committee reported floating dock repairs in process, bids for other docks changed to improve bid quality, USDA trapping hogs successfully. House/Club Committee reported chef changes and supply change challenges. Golf Committee reported continued work on Cardinal Pond #13, shrinking greens and working on practice sand traps.*

GENERAL MANAGER’S REPORT – GM Abadie gave his report including financial data.

POA MEMBERS COMMENTS ON AGENDA ITEMS - none

UNFINISHED BUSINESS – none

REGULAR AGENDA –

1. 2021-32 – A motion to replace approximately 1500 sq. ft. of ramp area adjacent to the concrete boat launch with concrete for not to exceed \$10,000 was made by Vice President Gillen and seconded by Director Ertel. The motion passed unanimously
2. 2021-33 – A motion to Motion to approve the hiring of Total e Integrated to implement one computer program that can handle all aspects of POA operations for not to exceed \$50,000 was made by Director Tauzin and seconded by Director James. The motion passed unanimously.
3. 2021-34 – The motion to transfer the Airport Circle roadway and associated easements to the City of Diamondhead was tabled until the 10/15/21 meeting.
4. 2021-35 – A motion to purchase ice machine for the Club at Diamondhead (Oak Room/Latitude 30) for not to exceed \$7,500 was made by Director Ertel and seconded by Director Tauzin. The motion passed unanimously.
5. 2021-36 – A motion to purchase replacement of broken furniture for the Club at Diamondhead (Oak Room/Latitude 30) for not to exceed \$18,500 was made by Director Ertel and seconded by Vice President Gillen. The motion passed unanimously.

POA MEMBERS COMMENTS ON NON-AGENDA ITEMS –

Mr. Dominic Palisi addressed the board.

NEXT MEETING – The next scheduled meeting of the POA Board will be on Friday, October 15, 2021, at 6:00 P.M. at the Diamondhead City Council Chambers.

ADJOURN – A motion was made by Director Tauzin and seconded by Director Ertel to adjourn the meeting. The meeting adjourned at 6:40PM.

Respectfully submitted,

Nancy Sislow
POA Board Secretary