

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
THE CLUB AT DIAMONDHEAD AND PROPERTY OWNER'S ASSOCIATION, INC.
May 19, 2025

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

Present were- President Sislow, Vice President Giarrusso, Director LaFontaine, Director Pineau, Director Lee, Ex-Officio Becker, Director Nutting and Director Tubbs. Absent was Treasurer Blackwood. Also present were GM Goldstein and Legal Counsel Jones

APPROVAL OF MINUTES – Minutes of the meeting of April 21, 2025, were approved by e-mail vote completed on April 28, 2025.

APPROVAL/AMEND MEETING AGENDA – Motion to amend the agenda made by Director Pineau to move Motion 2025-24 Regarding Member Survey to the public session from the Executive Session. Director Nutting seconded. Motion to move amend the agenda was approved with all present members voting for the motion except Director Nutting who opposed.

PRESIDENT'S REPORT – President Sislow provided her report.

COMMITTEE REPORTS –**Airport/Marina Committee-** Nothing to report. **Recreation Committee-** All four pools have opened. We're using keypads. There have been some bumps in the road due to database updates, the staff has worked those diligently. The roving attendants have been monitoring pools and checking for membership cards. Shout out given to Diane Simonson and team for tremendous effort and dedication rolling out our new pool posture. Shout out given to Barbara Gibbons for coming to the Rec Committee Meeting and sharing good "Just Do It" ideas to improve pickleball experience. Invitation to membership to participate in Rec Meetings extended. Request through e-mail (mtubbs@dhpoa.org). Motion from last month to sell pool memberships that the board tabled will be withdrawn following member feedback received. Discussed further need for survey. **Administration/Legal Committee-** Nothing to report. **House/Club Committee-** The House Committee did not meet in May, but Director Lafontaine shared the Latitude 30 will begin Happy Hours Tuesday – Thursday 3:00 – 6:00 PM. **Facilities/Safety Committee-** Nothing to report. **Golf/Grounds Committee-** Looking at inclement weather and the lightning system. When the horn blows, we will ask to clear the course going forward.

GENERAL MANAGER'S REPORT – GM Goldstein gave a report including financial data. Remained profitable in April. May is a three-pay-period month so a financial challenge. Discussion of collection agency to track down \$1.6M in outstanding dues. 75 members caught up on dues for pool usage. Pool pass policy change to make it more user friendly implemented (not date specific going forward on the paper pass).

POA MEMBERS COMMENTS ON AGENDA ITEMS

REGULAR AGENDA –

2025-20- Motion to announce and spread across the minutes the POA's strategy for a sustainable future. Director LaFontaine makes the motion. Director Lee seconds. Motion passes unanimously.

2025-21- Motion to postpone annual meeting until August 2025. VP Giarrusso makes the motion. Director Nutting seconds the motion. Motion passes unanimously.

2025-24- Motion to execute a survey (motion attached below – comments can be sent to mtubbs@dhpoa.org). Director Tubbs makes the motion. VP Giarrusso seconds.

Ex Officio Becker recommends comments be added to the amenity rankings in the survey.

Motion passes. All members vote in favor except Director Pineau who abstains.

POA MEMBERS COMMENTS ON NON-AGENDA ITEMS – Numerous comments primarily on the airport divestment including good questions the board take into consideration. Rather than provide an interpretation of our members' words, the acting interim secretary recommends interested members view the video. Video is available via YouTube: <https://www.youtube.com/live/A-YWkmUyf54> or the video transcript can be provided upon request.

NEXT MEETING – The next scheduled meeting will be on Monday, May 19, 2025 at 6:00 P.M. at the Diamondhead City Hall Chambers.

ADJOURN- A motion was made by Vice President Giarrusso and seconded by Ex-Officio Becker to adjourn.

Respectfully submitted,
Michael Tubbs
POA Director and Acting Interim Board
Secretary

Approved 05/22/25

Diamondhead Country Club and Property Owners Association
PROPOSAL/REQUEST FOR ACTION

Subject: Motion to execute survey as drafted by the recreation committee, with GM input, as previously shared by the board.

Date: 5/19/25

From: Michael Tubbs

To: Board of Directors and General Manager

1. Proposal/Action Requested (State as motion if possible): - 2025-22 A motion to execute the survey attached below. The survey will be conducted online at minimal cost and results shared publicly. We will open the survey for 30 days and advertise via e-mail and social. The results will be collected and shared with members. The GM will also share via e-mail and social the results of the previous two surveys.

2. Goal/Expected Result: Provide members the opportunity share input on future decisions concerning amenities and dues.

3. Anticipated timeline: The target will be the month of June or as soon thereafter as feasible.

4. Financial Impact/Cost: Not to exceed the \$5K president approval authority without further discussion.

Please include attachments as necessary

Diamondhead Future Survey

Name:

Address:

Member ID (if applicable):

Help Us Project Future Membership

1. Which of the following best describes me:
 - a. I own a property with covenants that do not expire.
 - b. I own a property with covenants that will expire in 2027 or 2029.
 - c. I own a property with covenants that have already expired.
 - d. I do not know about the covenants on my property.
2. Which of the following best describes me:
 - a. I do not pay for a POA membership.
 - b. I pay for a POA membership by choice and will do so regardless of covenants if the amenities and cost remain reasonable.
 - c. I only pay for my POA membership because of the requirements of my covenants.

Help Us Set Future Rates

3. Which of the following best describes me:
 - a. I would pay higher dues if that were required to maintain amenities and service levels.

- b. I prefer to keep the current price point even if that meant some reduction in amenities and service levels.
- c. I prefer the board do it's best to balance lower cost and high service levels across the broadest portfolio of amenities possible.

Help Us Understand the Amenities Most Valued by Member

4. Please rank in order the ten amenities you think are most critical to the POA:

Airport	
Banquet Space	
Baseball and Football Fields	
Basketball Courts	
Card Rooms and Meeting Facilities	
Cardinal Golf Course	
Club Events and Parties	
Community Center	
Country Club Main Pool	
Disc Golf Course	
East Rec Clubhouse	
East Rec Playground	
East Rec Pool	
Golf Academy and Golf Lessons	
Holiday Playground	
Holiday Village Pool	
Latitude 39	
Marina	
Marina Store and Boat Launch	
North Rec Pool	
Oak Room	
Pickle Ball	
Pine Golf Course	
Pool Pavilions	
Pro Shop	
RV Storage	
Tennis Instruction	
Tennis World	
The Camphouse	
Twin Lakes Pavilion	
Walking Trails	

Share Your Ideas

5. What new line(s) of business do you suggest the POA pursue? What would you do differently?