

# Diamondhead Property Owner's Association Open Board Meeting Agenda

Monday, Aug 18, 2025

Diamondhead City Council Chambers  
6:00 PM

Call to Order

Roll Call, Verify Quorum

Pledge of Allegiance

Reading and Approval of Minutes from Jul 21, 2025 Meeting

Approve/Amend Meeting Agenda

President's Report

Committee Reports

General Manager's Report

POA Member's Comments on Agenda Items (3 minute limit per person, must sign-up prior to meeting to be able to speak)

Regular Agenda:

**2025-26:** Motion to Purchase (2) two sea containers at 20' x 8' for storage to be located at the back loading dock behind the kitchen at a cost of \$6800.

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**2025-27:** Motion to Approve the Charter of the Committee for the Study of Conveyance of Certain Amenities to the City, attached hereto as Exhibit A.

**2025-28:** Motion to authorize the President, in consultation with the General Manager and staff to:

- a. Contract for the listing of residential lots owned by Diamondhead Country Club and Property Owners Association, Inc (DHPOA) with real estate brokers/agents,
- b. Negotiate and commit DHPOA to sale prices, terms and conditions that are reasonable and in the best interest of the DHPOA, c. Upon review by General Counsel, execute any and all documents in furtherance thereof,
- d. Authorize staff to perform administrative acts consistent therewith e. Retroactively ratify all such previous agreements and transactions entered into by President Sislow from the commencement of her term on July 15, 2024 through present.

**2025-29:** Motion to Approve a Resolution to develop and consider adoption of Bylaws converting the Diamondhead Country Club and Property Owners Association Inc. to a voluntary membership-based organization, as recommended by the Membership and Bylaws Revision Committee and attached hereto as Exhibit B.

Recess to Executive Session to Consider:

- Engagement of counsel for the collection of past due dues
- Recommendation by the Committee for the Study of Conveyance of Certain Amenities to the City of DH

Reconvene Regular Session to announce action taken at Executive Session

Next Meeting: Open Board Meeting, Monday, Sep 15, 2025 at 6:00 PM at DH City Council Chambers.

Adjournment

## Regular Agenda Supporting Information

**2025-26**—Goal/Expected Result: Add storage for kitchen and ballrooms. Tables and Chairs to be stored for Ballroom

Anticipated Timeline: Approximately 7-10 day lead time-once delivered  
Couple of days to level and install ramps and shelving as needed. Financial  
Impact/Cost: This motion involves a cost of:  
Sea Containers are \$2400 each = \$4800  
Ramps and special dollies approx = \$1500-\$2000  
Total proposed motion = \$6800

### **Exhibit A**

#### **CHARTER of the COMMITTEE FOR THE STUDY OF CONVEYANCE OF CERTAIN AMENITIES TO THE CITY of the**

**DIAMONDHEAD PROPERTY OWNERS ASSOCIATION, INC.**

This Charter describes the purpose, governance, practices, and authority of the Committee For Study Of Conveyance of Certain Amenities To The City (the “Committee”) of the Diamondhead Property Owners Association, Inc. (DHPOA).

#### **I. PURPOSE**

The Committee was established by the Board of Directors (the “Board”) of DHPOA to focus on and address the perceived need to transfer certain amenities to the City of Diamondhead in furtherance of its “Vision Statement”. The Committee is charged with evaluating and making recommendations to

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the Board concerning which, if any, amenities are appropriate for transfer to the City, when they should be transferred and generally upon what terms and conditions transfer should be made.

## II. AUTHORITY

The Committee is an ad hoc advisory committee established by the Board at its Meeting of July 21, 2025. The Committee has no independent decision-making authority and shall operate solely in an advisory capacity, providing recommendations for consideration by the Board.

## III. MEMBERSHIP AND STRUCTURE

Appointment: The Board appointed the following Committee members:

Bob Pineau  
Nancy Sislow  
Bill Blackwood  
Stewart Nutting

The Board may remove any member at its discretion.

Term: Each Committee member shall serve until removed or replaced by the Board.

Committee Officers: At its meeting of July 21, 2025, the Board appointed the following from among its members:

Chairperson: Bob Pineau

Secretary: Nancy Sislow

Quorum: A majority of the appointed members shall constitute a quorum for conducting Committee business.

## IV. MEETINGS

The Committee shall meet as necessary to carry out its responsibilities. Minutes of all meetings shall be maintained by the Secretary of the Committee and

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filed with the administrative office of DHPOA no less than semiannually. V.

## RESPONSIBILITIES

The Committee shall:

Review and analyze the Board's 2025 Vision Statement with particular attention to which amenities are most suitable for transfer to the City. Explore and discuss the cost/benefit of transferring amenities to the City. Explore and discuss possible terms and conditions for the transfer of amenities to the City.

Explore and discuss any potential notice, approval or other action with respect to POA members for the transfer of amenities.

Review, discuss, analyze and provide recommendations to the Board with respect to any offer, inquiry or proposal regarding amenities received from the City.

Recommend actions that support the process of transition of amenities that meet the requirements of this Charter.

Report its activities to the Board, as appropriate.

#### VI. AMENDMENTS

This Charter may be amended or revoked at any time by the Board. The Committee may submit proposed amendments to the Charter for the Board's consideration.

Approved by the Board of Directors at its meeting of August 18, 2025.

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Patricia Burgoyne, Secretary  
Diamondhead Property Owners Association, Inc.

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#### **Exhibit B -RESOLUTION**

#### **OF THE BOARD OF DIRECTORS OF THE DIAMONDHEAD COUNTRY CLUB AND PROPERTY OWNERS ASSOCIATION, INC.**

**WHEREAS**, this Association seeks to determine the feasibility of the POA's future;

**WHEREAS**, this Association has approximately one thousand mandated property-based members and two thousand five hundred voluntary members;

**WHEREAS**, the attempts by this Association to force dues payments to be tied to property ownership have been unsuccessful; **WHEREAS**, this Association seeks to explore potential business models for a voluntary organization and believes the membership would benefit from the process of exploring such models;

**Therefore it is**

**RESOLVED**, that this Board hereby authorizes the President to engage outside legal counsel to advise regarding the parameters, regulations, and bylaws of organizations comprised of voluntary

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members; to develop Bylaws for a voluntary membership-based organization, utilizing support staff whenever possible; with the goal that the proposed Bylaws will be available for review and study by the Membership and Bylaws Revision Committee by year end 2025, recommendation by the Committee to the Board of Directors in spring 2026, and submission for approval by the membership at the 2026 Annual Meeting of the Members.

**So Resolved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.**