

Diamondhead Property Owner's Association Open Board Meeting  
Minutes

Monday, Jul 21, 2025

Diamondhead City Council Chambers

6:00 PM

Meeting Called to Order by President, Nancy Sislow at 6:00PM.

Roll Call by Secretary Pat Burgoyne. Those in attendance were: President Sislow, VP Trey Giarusso, Treasurer Bill Blackwood, Secretary Burgoyne, Ex Officio Gary Becker, Directors, Ronnie La Fontaine, Ernie Lee, Bob Pineau, and Michael Tubbs. Director Steward Nutting was absent. A quorum has been established.

Pledge of Allegiance

Minutes of the Jun 16, 2025 meeting read by Secretary Burgoyne.

Motion made by Director Blackwood made to accept the minutes as presented, seconded by VP Giarusso. Motion carried.

Minutes of the Special Called Meeting on Jul 11, 2025 read by Secretary Burgoyne. Motion made by Director LaFontaine, seconded by Director Lee. Motion carried to approve as presented.

Motion made by VP Giarusso to accept the meeting agenda. Seconded by EX Officio Becker. Motion carried.

President Sislow presented her report.

Committee Reports:

Airport Committee by Director Pineau no report. Director Tubbs reported on the Recreation Committee discussing the survey being done now.

House Committee chair, Director La Fontaine reported that the committee met on Jul 3, 2025 . Discussions on staff training, updating the Oak Room, Steak Night is back scheduled for August 11th, Wine Pairing dinners have been successful. The candidate forum for the August 2nd election, following the same format as before will be held on Jul 23, 2025 . The moderator will be Ronnie LaFontaine.

Facilities Committee chair, VP Giarusso discussed the storage issue and will present his findings at the next meeting.



Golf Committee chair, Director Lee mentioned that golf safety concerns are being addressed and a notice will be sent out accordingly. Administration Committee chair, Ex Officio Becker mentioned that they would be soliciting a proposal from the city regarding amenities.

General Manager, Rick Goldstein gave his report which also can be viewed on the website and/or UTube video of the meeting. Some of the topics covered were: Improving the restaurant, new uniforms for the staff and customer service training.

POA Members comments on Agenda Items. Four members spoke on the subjects of the pools and the airport. It is suggested that members can also view the videos available on UTube:

<https://www.utube.com/live/A-YkmUyf54>.

### Regular Agenda

**2025-22-Motion** by Director Pineau to adopt the following policy effective January 1, 2026: It shall be the policy of the Diamondhead POA that

1. The benefit of a discount for club and other purchases from the POA (currently 15%) be limited to POA members in good standing, and
2. Access to the pool amenities shall be limited to POA members in good standing with guest accompanying and in the presence of the POA member.

Motion was seconded by VP Giarusso. Discussion followed. Motion failed.

**2025-23-Motion** by Director Pineau to adopt the following: The POA shall waive its fee for the consolidation of two contiguous lots when

1. One of these lots is purchased from the POA after the effective date of this action and
2. The resulting combined lot is subject to a self renewing real property covenant providing that the owner of the lot be a dues paying member of the poa.

Motion seconded by Director Tubbs. Discussion followed, Motion was passed.



2025-24-Motion by President Sislow to: Approve the Charter of the Membership and Bylaws Revision Committee with the following members: President Sislow, Director Pineau, VP Giarusso, Ex Officio Becker, Director Lee and General Manager Rick Goldstein serving on said committee. Motion was seconded by VP Giarusso, discussion followed, motion carried.

2025-25-Motion by President Sislow that

A. Any and all authority heretofore granted to any Board member or Staff member to solicit from or to convey to the City of Diamondhead, any information regarding the potential conveyance of certain amenities to the City, regardless of how authorized, be withdrawn.  
And

B. The Committee for the Study of Conveyance of Certain Amenities to the City be established with the following members:

1. Director Pineau, Chair
2. President Sislow, Secretary
3. Treasurer Blackwood
4. Director Nutting

And that the committee shall submit its proposed Charter for consideration and approval by the Board of Directors within (30) days hereof.

Motion was seconded by Treasurer Blackwood. Discussion followed and motion carried with Ex Officio opposed.

Supporting documentation attached.

POA Member's comments on Non-Agenda Items (limit 3 minutes per person, must sign-up ahead of time to speak).

Four members spoke on the Non-Agenda Items. It is suggested that members can also view the videos available on UTube:

<https://www.utube.com/live/A-YkmUyf54>.

Aug 2, 2025 will be our election meeting.

The next regular meeting will be held on Monday Aug 18, 2025 here at the Diamondhead City Council Chambers at 6:00 PM.



Motion made to adjourn the meeting, it was seconded by VP Giarusso.  
Motion passed.



**PROPOSAL/REQUEST FOR ACTION**

Subject: To restrict who may receive the POA benefits of a discount for Club and other POA purchases and who may access the POA pools.

Date: July 5, 2025

From: Bob Pineau

To: Board of Directors

1. Motion to adopt the following policy effective January 1, 2026: It shall be the policy of the Diamondhead POA that 1) the benefit of a discount for club and other purchases from the POA (currently 15%) be limited to POA members in good standing, and 2) access to the pool amenities shall be limited to POA members in good standing and guests accompanying and in the presence of the POA member.

2. Goal: The club discount and access to pools are the defining benefits to POA membership. It is the purpose of this policy to preserve these defining and core benefits to POA members in good standing.

3. Anticipated timeline: Effective January 1, 2026

4. Financial impact. None.

5. Key Points to the Motion:

- Discounts and pool access are currently offered to golf members (and formerly tennis members) who may not be POA members. This policy would stop that practice.

- This policy would also clarify the current policy that a guest of a POA member may only enter and access the pool amenity while accompanied by the POA member.



*Re: Motion 2025-23*

**PROPOSAL/REQUEST FOR ACTION**

Subject: To structure an incentive for lot sales by waiving the fee for consolidation.

Date: July 5, 2025

From: Bob Pineau

To: Board of Directors

1. Motion to adopt the following: The POA shall waive its fee for the consolidation of two contiguous lots when 1) one of those lots is purchased from the POA after the effective date of this action, and 2) the resulting combined lot is subject to a self renewing real property covenant providing that the owner of the lot be a dues paying member of the POA.
2. Goal: To encourage the sale of POA owned building lots while only requiring the payment of single POA dues for the combined lot to be in good standing.
3. Anticipated timeline: Effective immediately.
4. Financial impact. This action is revenue positive.
5. Key Points to the Motion:
  - Multiple lot ownership is problematic as it requires the payment of POA dues on each lot to be in-good-standing or it requires the payment of the POA consolidation fee. This action eliminates the consolidation fee for new lot purchases from the POA.
  - Elimination of the consolidation fee requires that the consolidated lot be a dues paying lot "in perpetuity".
  - POA staff is encouraged to make lot sales under reasonable terms and as a priority so that the POA can sell to its members its complete inventory of building lots.



**PROPOSAL/REQUEST FOR ACTION**

**2025-25**

Subject: Clarification of the authority of Board members and staff to interact with the City, including solicitation, negotiation, and offers, regarding the potential conveyance of certain property to the City; and to create a committee to study the pros and cons of any such conveyance, identify specific property for potential conveyance, develop potential restrictions and conditions, and make recommendations to the Board thereon.