

## **TPPOA Town Hall Meeting March 6, 2023 at 7 pm**

Submitted by Rosemary Hartigan, Secretary

The meeting was conducted in-person at the Kiwanis Club and on Zoom.

**Attendees in Person: Board Members:** President Mike Viens, Vice-President Beth Supple, Treasurers Dar and Pat Snapp, Secretary Rosemary Hartigan, Jeff Abdow, Mike Billings, Diana Cortese, Rick Feldman, Mark Frawley, Jim Hunter, and Ron Palmer.

**Residents:** Amy Abdow, Robert Bonnani, Jim Brewer, Stacie Cain, James Cifala, Bev Cloud, Bob Conley, Patrick Dolan, Kate Ennis, Chris Fosbrook, Barbara Flynn, Andrea Garvey, Jeni Kneessi, Alan Kraft, Bill and Susan Kunz, Patricia Landry, B.J. Lewis, Sean McMullen, Liz McElwee, Lisa Monge, Rick and Laurie Moreland, Tracee Okun, Diane Ortiz, Andrea and Ken Oursler, Carol Palmer, Rich Pauli, Clayton Ramsey, Claudia Remington, Sondra Riley, Stacey Riley, Shane Riley, Shannon Riley, Linda Shields, Karla and Frank Simei, Chris Supple, Mike Sweeny, Erin Timko, Nancy Walter, Bob Widman, Pam and Wayne Winders, and Jim Ziepolt.

**Attendees on Zoom: Board Members: Residents:** Mike Roberge Armstrong, Laura Billings, Diane Bonnani, Patrick Carter, Jay Christopher, Leisa DiMauro, George Dove, Falkowski, Veronika Grant, Devin Heritage, Dave Heroux, Hugh Humphrey, Anna Kappus, Jason Mattingly, Christie McMullen, Miko Owa, Art Smith, Bob and Melinda Stevenson, Chris Vass, Maggie Whitlatch, Brent Jaquet and MaryAnn Redford.

TPPOA Board Vice-President Beth Supple noted that since 2018 the Board has been working on revising the TPPOA Bylaws and Covenants to bring them up-to-date and in compliance with Maryland law and to preserve the residential, family-oriented nature of the community as well as to preserve and protect the common areas. The purpose of this meeting was to go through the proposed amendments to the Bylaws and Covenants and to address any questions and concerns residents may have. Residents were invited to send specific suggestions for changes to the wording of the Bylaws and Covenants

to the TPPOA email address: [Turkeypointisland@gmail.com](mailto:Turkeypointisland@gmail.com). The Board will respond thoughtfully to all suggested changes in a shared summary document. Beth requested that questions and comments at the meeting be limited to 2 minutes each, so the meeting could end at a reasonable hour.

**Proposed Bylaws Walk-Through:** TPPOA President Mike Viens walked through all the provisions of the proposed bylaws noting all changes from the existing bylaws. He noted that definitions in the bylaws were changed to be consistent with the definitions in the proposed covenants and that members who are not in good standing are not eligible to vote. To be in good standing currently per existing bylaws, residents need to be up-to-date in lot assessments and dues. Every lot owner, including an undeveloped lot, is an owner and is entitled to one vote per residence owned. Owners who are not up-to-date in dues and assessments may pay 2023 dues to regain good standing/voting eligibility. Residents questioned the percentage required to pass amendments. Per Maryland HOA law, the requirement is 60% of all residents. Maryland law takes precedent over existing bylaws requirements.

**Proposed Covenants Walk-Through:** Mike and Beth walked through all of the articles in the proposed Covenants. One of the main questions from residents pertained to the processes and Board authority. Under the current covenants the Board has no ability to address residents' complaints about dangerous or unkept property. The proposed covenant enforcement procedures are based on and consistent with the Maryland Homeowners Association Act. Residents also had numerous questions and suggestions regarding Occupancy and Use and Rental Policy. There was a question regarding whether the revision allowed for rental of piers, which will be addressed. Another question pertained to renting a basement area in a home. This would fall into the category of an accessory dwelling unit and would not be prohibited if allowed under county law. The indemnification provision will be redrafted to allow for liability for acts of renters to flow through to the owners.

**Amendment 2: Short Term Rental Restriction:** Beth noted that the purpose of this proposed amendment is to retain the residential nature of our

community where we know our neighbors, to preserve and protect the common areas, and to prevent institutional buyers from buying homes on the island for the sole purpose of short-term rentals. Residents had many suggestions for revising this provision.

The above is a summary of the main issues raised at the meeting. Residents are invited to submit suggestions, not limited to the issues above, to the TPPOA email address: [Turkeypointisland@gmail.com](mailto:Turkeypointisland@gmail.com)

**Next Steps:** Community inputs will be collected and distributed. Proposed revisions to the documents will be evaluated. An additional STR survey was proposed. There will be two more Town Hall meetings after the comment period: One specifically focused on the Covenants and one specifically focused on Amendment 2: Short-Term Rental Restrictions.