

PORA
Annual Meeting
January 18, 2026

Present: Gary Watkins - President Sue Kline –Director
Stan Nicozwiecki – Vice President Tony Faust – Treasurer
John Claybaugh – Director Rose Reese – Director
Phyllis Holdsworth – Secretary – Absent

The quorum of 50 PORA households was not attained, therefore no official business was able to be conducted.

Committee Reports:

President's Report – see attached

Treasurer's Report – see attached

Social Committee – no events in October, November was pig roast and luau which was a huge success, Christine Locastro provided music and food was delicious and plentiful. Nov 11 was Veterans Day celebration. December was Christmas pajama party with prizes donated by Murex, New Years eve party catered by Chef Bill's Legacy entertainment by Rod Matthews. Prizes donated by Murex. There were no events in January. Upcoming: Feb 14 Valentine Love and marriage game hosted by Phyllis Holdsworth, Feb 21 is ice cream social, March 14 is a Spring Fling dance with music, April 11 Elvis will again be in the house, May 25th Annual Memorial Day pool party. There will also be a casino night and a pig roast, dates not yet set.

Technology Report – Jim Nichols, no report given

FMO – Dana Matlock addressed the importance of becoming members, dues increased to \$40 this year.

Welcome Committee – no new residents welcomed in January

Block Captain – Donna Copeland – outlined duties of block captains, New block captain needed for Mornington Lane. Diane Williams is retiring after 11 years from the position.

Block Captain Report (cont.) - Keith Mowling has volunteered to help deliver POP when help is needed and they need one or two more volunteers. Contact Donna. Thank PORA board for continuing to pay for bags to deliver the POP and Dana Matlock and Kevin Gallagher for producing the POP each month.

CERT – Ed Kaspshak spoke on CERT. Anyone can be a CERT member, you do not have to be certified. CERT will be doing community training meetings in the future. In an emergency, the fire pit will be the CERT command headquarters. He urged everyone to formulate their own emergency plan. On 2/28/26 at 7:00 CERT will have a meeting on how to prepare your home for a storm. CERT will be setting up a web page and an e mail.

Open For Discussion

Ed Reese spoke about the people on Face Book who confused PORA with an HOA. If we have the opportunity, explain to them that PORA is not an HOA and the PORA dues are only \$20 per year. George Shaver said that one of the persons who was confused did not realize that the PORA statement included the January tax amount.

Ed Kaspshak spoke about the Open Carry Law and said that our constitutional rights were being violated and this law will affect property values and make it difficult to sell in this community. He has enough printed information for everyone. Just have to ask him for it.

Donna Bruno stated that our property values declined 10-15 % in the period from 11/24/24 to current. She also stated she thought there should be better communication between PORA and the management of the community. Gary offered to meet with her to get a list of concerns to bring up to management.

Dana Matlock said that in the 22 years has has lived here she has never felt afraid in the community. She said she and others do not want guns at the pool, in the clubhouse, at the hot tub or at the

fire pit. She also said that we need to try and get enforcement power for the 5% rent increase limit that is in our prospectus.

Membership voted and the following term limits are in effect.

Board Reorganization Results

President: Gary Watkins	Current term: 2025-2028
Vice President: Stan Nicowiecki	Current term: 2025-2027
Secretary; Sue Kline	Current term: 2025-2028
Treasurer: Tony Faust	Current term: 2025-2028
Treasurer Assistant: Gary Watkins	
Director: John Claybaugh	Current term: 2026-2029
Director: Sam Miller	Current term: 2026-2029
Director: Phyllis Holdsworth	Current term: 2026-2027

Next Meeting

Workshop

Feb 22, 2026 4:00 pm

Minutes are also posted in binder at clubhouse.