



Beadle Bay III Association Board Meeting

Thursday, January 8th, 2026

Meeting Minutes

- Members Present
 - Marshall Gettel, Mary Donnellon, Bill Hitt, and Teri Marchant
- December 11th, 2025, Meeting Minutes were reviewed, approved, and will be posted to the website
- Director Updates – Bill Hitt
 - Website Updates
 - Uploaded November meeting minutes
 - Added a menu tab for the calendar
 - Updated email and contact links
 - Added dredging update to the Main Channel Information tab
 - Discussed other potential additions and updates needed
 - Discussed adding a website tracker
 - The Merchandise tab will be updated at some point, but is tabled for future discussion on items to offer
 - Speed limit sign reporting is still in progress
- Treasurer Updates – Mary Donnellon
 - 2026 annual dues, annual meeting, and Proxy were discussed
 - Solicitation email will be sent out to owners for board member candidates
 - Discussed bubbler reimbursements and will continue to look into



- VP Updates – Marshall Gettel
 - Extensive discussions around accessory buildings to address questions on a new build. Determined bylaws as written were adhered to. Bylaws will be reviewed for revision to be more specific than currently written. *(attached to the minutes is a letter from HOA Board President, John Hennessy, addressing questions in detail)*
 - New build plans were reviewed and approved by the board

- President Updates – John Hennessy

- Open Questions

- Meeting was adjourned at 8:00 pm.

Minutes submitted by:

Teri Marchant, Secretary

www.beadlebaymi.com



Addition to Minutes from John Hennessy:

At the BBIII HOA Board meeting of January 8th there was substantial discussion regarding the construction of an accessory building within the subdivision.

Key Facts of the structure:

- **The building will be 17.5 feet after placement of the concrete floor.**
- **The garage door is 9 feet tall and 20 feet wide**
- **The foundation and structural mechanism are a post-frame structural construction**
- **The building will have a 2-foot rat wall as required by building codes**

There has been concern from some residents regarding the construction methodology utilized in this situation. Specifically, regarding subsection No. 17 of Section 1 of Accessory Buildings, structures and uses, states the following:

No pole barn or barn-type construction or appearance of an accessory structure will be allowed.

In the many years that this issue has been discussed at HOA meetings, it has focused on the appearance of the accessory structure. This is the precise reason we have an architectural approval of structures before construction, to ensure the compatibility of the community. The architectural review has NEVER reviewed the proposed foundation system or means of structural support within any structure within the community. These are interior considerations and not visible to the community members.



The façade makeup of the proposed accessory structure will match the adjacent home, as approved in the architectural review. The post-frame structural construction will look no different from the exterior than a 42-inch concrete foundation; a grade-beam style foundation; a geo-pier style foundation; a helical pier style foundation, or an extensive list of other style foundations. As a side note, some log homes use a post-frame structural system, which does not have the appearance of a pole barn or barn. Based on these facts, it is the board’s position that the post-frame structure is interior to the building and satisfies the architectural requirements.

The board feels that what has been consistently evaluated has been the appearance of the structure, not its foundation methodology and structural mechanism. The board recommends that this be clarified at the next HOA meeting and an amendment be presented to be voted on by the association.