

## Minutes

Southern Point Shores Homeowners Association annual Meeting

January 20<sup>th</sup> 2013

115pm

Conducted at the home of Carole Ramos and Patty Catanzariti

Present:

Bill Krause

Ellen Barag

Lisa Roddis

Charity Farrel

Cheryl Myers

Pam Schaefer/Secretary

Carole Ramos/President

Patty Catanzariti

Present on Phone

Lela DeBaptiste/Treasurer

Michael Maupin/Vice President

Linda White

Bill White

A quorum is present

At 1:15 pm on 01/20/13 the Home Owners Association of Southern Point Shores conducted their annual meeting. Carole Ramos President of the Association called the meeting to order and proceeded to discuss the items that were set forth in the agenda.

1. Carole asked Lela DeBaptiste to give the Association members a financial update for 2012. Lela emailed the balance sheet to all members. The current assets of the Association as of 12/31/12 are \$6129.68. The members paid \$500.00 per homeowner in dues in 2011 and 0.00 dues were collected in 2012. The dues for 2013 are \$200.00 per homeowner for a total of \$3000.00 and are payable in January 2013. The fixed /static costs of the association are insurance, electric and phone. The insurance being

the largest yearly expenditure. Lela stated that sometime during 2013 the amount of dues to be paid for 2014 should be determined and a notice go to all home owners by June of 2013. There is not a lot of cushion in the bank account for emergency purposes i.e. Hurricane Sandy damage. All were in agreement that if there is an emergency situation and monies are needed a special assessment would be in order. Carole asked for the members to accept Lela's financial report.

Bill Krause made the motion to accept

Cheryl Myers seconded the motion to approve

All were in agreement

2. The clam shell road repair. Carole gathered some prices for the road repair. She got a price from Bill Krause's guy and said it would cost \$750.00 per load (wet shells). He does not spread and crush so that expense would be extra. Bill said he paid less than that from him. He paid \$310.00 for 30 cubic yards.

Tom Whites price: \$1000.00 per load plus a \$275.00 fee (probably 3 loads needed) price is for dry shells. He will spread, grade road, fill holes, and build a berm on the refuge side to help maintain the integrity of the road. Then he will crush them so they will pack better. He will also clean up the entrance area. He will also come back a few times a year to keep it maintained for \$100-200. Linda White asked if Mark Wells had any input. Carole stated that his guy went out of business? because he cannot be reached and his cell phone is no longer in service. The cost of repair for the road will probably cost the association approximately \$3400.00 It was then determined that we do not have enough monies in the account to cover road repair costs so a special assessment would be necessary. Carole also reminded the group that in the bylaws of the association that the entire community is responsible for the maintenance and upkeep of the road. Upon further discussions it was determined that a \$200.00 per homeowner special assessment was adequate to cover the costs of repair. Carole asked if we should get the road surveyed and re- marked before we do the work as she was told that the road was actually wider then it is now. Back and forth discussion ensued and it was ultimately decided not to get the survey or widen the road and that we should repair the road along its current footprint.

Cheryl Myers made the motion for a special assessment of \$200.00 per homeowner for the repair and maintenance of the road.

Michael Maupin seconded the motion

Lela said she thought it a good idea to hear the other topics on the agenda to determine whether we will be doing anything in addition to the road repair that would require additional monies before we decide on the 200.00 special assessments. ( It was later determined that only about \$200 or \$300 would be needed in addition to the road repair at this time so the motion was approved)

3. Front entrance of Southern Point Shores (gate entrance beautification) Carole discussed the need to clean up the entrance of the community and to make some necessary repairs and adjustments. She provided photos. She proposed to move and remove some of the signage and to either extend the fencing on both side or add hedges or sea grass as a deterrent to trespassers as well as an aesthetic

enhancement. . Patti and Carole (at their own expense) ordered permanent signage for the keypad instruction for visitors. After some discussion and clarification on some points it was determined that it would be better to add sea grass/hedges rather than extend the fencing as the hedges /sea grass would be more economical. Mark Wells indicated (to Carole privately) that he could provide the sea grass/hedges for the project. Cost to be determined in the spring (Carole didn't seem to think it would be too costly). The motion on the table calling for a 200.00 special assessment for the road repair was brought back up and it was decided that the \$200.00 per homeowner assessment would be adequate for both road repair and entrance beautification.

Cheryl Myers made motion to approve

Bill Krause seconded the motion to approve

All were in agreement

4. Carole then brought up the Election of the Board Members and stated that she thought that we should keep the status quo. She also suggested that sometime in 2013 that the board have a special board meeting to go over the Association by laws and papers of incorporation to determine if any changes or adjustments need to be made and then notify the association members of any changes.

Bill Krause made the motion to approve

Cheryl Myers seconded the motion

All were in agreement

5. Bill Krause is now a member of the Slaughter Beach Town Council and Carole asked Bill to be our liaison and keep the Association informed of any important issues regarding the town. Bill asked all association members to come to the town council meetings and to sign up for the town mailing list. He also stated that the town website is being updated and is also a good source of information. He briefly discussed the CCP which is in the 30 day review period until January 26<sup>th</sup> for comments. At this time there is no commitment to fix the breaches and mosquito control is in jeopardy as well. It is important for all members of the community to look at the new plan (1000 pages+) which can be viewed on the Fish and Wildlife website. Bill offered to write a group rebuttal as he had done previously. The Bay Shore Initiative is putting out their own rebuttal as well as others. The 20 million that was earmarked for breach repair is evidently up for grabs so it is important for all to send in their comments. Carole reiterated her request to Bill to keep us informed about town council news especially in regards to the CCP.

Patty Catanzariti made a motion to have Bill write a group response for the CCP

Lisa Roddis seconded the motion

All were in agreement

6. Carole suggested that the community have a storm emergency management plan. During Hurricane Sandy Linda White and Bill Krause were very helpful with their cameras and reporting any damage to homeowners. Carole feels that for future emergencies the community should set up a phone chain/management plan so that we all can be informed of any emergency information.

Carole then asked if there was any other business that needed to be discussed.

7. Linda White asked the group if anybody else was affected by the poor water quality on Thanksgiving Day. Most of the community was affected by this issue. Bill Krause stated that it was brought up at town council and it was agreed that Frank Draper needed to communicate with his customers better. Frank Draper will inform his customers via email, town website and new town bulletin board Bill reiterated that it is important to get on the town mailing list so that all can be informed.

8. Lela DeBaptiste will be sending via email all Association members a reminder to pay the \$200.00 special assessment for road repair. She will also be sending out a reminder to pay your \$200.00 for the 2013 dues.

The meeting was called to adjourn at 245pm

Cheryl Myers moved to adjourn.

Patty Catanzariti seconded the motion.

Respectfully submitted by,

Pamela M. Schaefer

Secretary

Southern Point Shores Homeowners Association