

The HOA Executive Board meeting started at 5:35 p.m. All board members were present. Our treasurer JoAnne Radicella was also present.

Our President called the meeting to order. The Grounds Maintenance contract is signed, and the contractor is responsible for maintaining our HOA properties and common areas for the next three years.

Our Vice President said our lawyer sent a letter to a homeowner previously warned about their chickens. They were repeatedly told that it violates our HOA covenants to own chickens in our community. Unfortunately, the HOA and homeowners in our community who comply with our covenants are unfairly paying the legal fees of those who are not. And the cost of such legal enforcement will be the responsibility of the violator. A motion was made to send the homeowner who owns the chickens the lawyer's office invoice to compensate the HOA for the expenses paid. A vote was taken, and the motion passed.

Several people have taken an interest in wanting to learn more about getting involved in the community by becoming an HOA Board member. In addition, the current board members are keenly aware of the potentially massive increase in our HOA dues if a private outside company were to take over. As a result, we are thankful for those willing to volunteer their time and serve to provide help by filling the four Board vacancies that will be available in June 2023.

The President stated there was a complaint from a homeowner about a 5th-wheel trailer parked on an empty lot located on Cherry Branch Drive. Our Declaration of covenants, conditions, and restrictions states, "No mobile home, modular home or manufactured housing may be placed or permitted to remain on a lot." Also In Article VI Section 3 it goes on to state: "No Lot may be used for storage without a house being located thereon". A letter will be sent to the lot's owner, seeking covenant compliance.

The President of our HOA is no longer the administrator of our Neighborhood Watch Program and will not continue to fund it from personal funds. To manage this program adequately requires time, responsibility, volunteers, community support, and affiliation with the National Sheriff Association. The President stated that it also requires personal liability insurance, and he has a 1 million dollar personal liability insurance. A motion was made; "The current HOA does not

recognize the Neighborhood Watch Program due to liability issues." A vote was taken, and the motion passed. Our community has no active program, and the HOA is not part of the "Neighborhood Watch Organization.

Our Vice President stated he wrote an email to DOT about the fence that was destroyed during hurricane Florence and that the fence needs repairing. The fence is located near our beach access road and borders our common beachfront property next to the State Ferry property. DOT forwarded the issue to another branch of the DOT (Ferry System), and we await a response.

A board member stated that she received a homeowner's request for a "plant swap" at the clubhouse. The board noted that this activity had occurred in the past and would be fine.

The Cherry Branch HOA wants to maintain high property values and a safe community with homes, yards, and ditches well taken care of. There was discussion about the need for some board members to routinely drive around our community to observe and note homes, yards, ditches, etc., that are in disarray or poorly maintained.

Our Vice President updated the paperwork outlining our priority list so that board members can again begin improvement projects in our community once funds become available. We are all thankful for those who devote their time and effort to these projects to help make our community a better place.

A question was asked, who will be distributing the new wristbands for those using the pool this summer season, which opens in May, and who will be hiring the pool monitors? Again, our Vice President reminded us that we have two capable Pool managers responsible. They are in charge of hiring the appropriate pool monitors and organizing the disbursement of the pool wristbands to the homeowners. The Pool managers are paid workers and help maintain our most significant and expensive amenity, providing months of recreation and enjoyment for our community residents.

Our vice president also updated the board members about our Horse stable/Barn, stating that the Barn manager is doing well, the grass is growing, and someone new is possibly interested in renting a stall for their horse soon.

7 March 2023

Reminder: Our Spring Community Yard sale is Saturday, April 29, 2023, from 7:00 a.m. to 12:00 noon; the rain date is Sunday, April 30.

Everyone should have received their HOA mailers. And the notice of when the annual meeting will occur on Saturday, June 3, 2023.

Please remember that the final day to pay your HOA dues is June 3, 2023.

The next community meeting is Thursday, March 16, 2023, at the clubhouse at 7:00 p.m.