

Meeting Minutes of 21 July 2022

Executive Meeting Started at 6:03 pm.

Billie Morgan and Tony Correll were absent.

The President opened the meeting and asked the Vice President to go over the priority list. The Vice President received feedback on the Priority list, reviewed and asked Board Members to rank the priority list as necessary.

The Board discussed Renting the Clubhouse: charging cleaning fees instead of having the clubhouse renter clean it up, deposit for rental, and better-quality control; \$ 50 was discussed as the additional amount to charge renters. The President will take responsibility for finding the appropriate service to clean up after the Club House was rented.

The Board discussed having a food truck at the same time as the parties at the Clubhouse. It was decided first rented, first served, except if the clubhouse renter doesn't mind being there.

Community Meeting Started @ 7:07pm

The President opened the meeting by announcing the new Board members.

The Vice President Briefed and explained the Priority list.

The President discussed Beach Access and that HOA owns some of the beach on the Neuse River.

The President asked the Ferry Manager about access to the Ferry Terminal Beach. The Ferry Terminal Manager was invited to the meeting to brief the Board on DOT property. She stated that no rescue boat is available for anyone who falls into the terminal area. There are no life rings or ladders to rescue anyone that falls into DOT water. There are alligators and Bull Sharks in the area. Jon Leonard stated that MCAS Cherry Point could launch a rescue boat from the Navy Docks to rescue anyone. Also known as Cherry Branch Landing, which is over 2 miles from the Ferry Terminal. She also stated there was a large truck entering the HOA beach access and driving to the terminal area at 4 am almost every morning

While the President was giving a brief on Clubhouse Rental issues, a non-HOA member interrupted him. In violation of HOA bylaws. The President loudly told the non-member to leave.

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They refused, and the non-member continued to interrupt the HOA meeting. Several members left the meeting. The non-member violated the rights of HOA members to ask the board questions and receive further information. In addition, the Pool Manager attempted to explain the rules of renting the Clubhouse and small pool but was interrupted several times by the non-member. The Board listened to non-members' concerns for about 20 minutes.

The HOA President previously agreed with the non-member's husband that he could attend with his landlord to understand the process. That agreement was broken

Meeting ended at 8:30ish as most people had left already.

The next HOA Executive board meeting is Tuesday, August 2, 2022, at 5:00 pm.

The next HOA community meeting is Thursday, August 18, 2022, at 7:00 pm.