

Meeting Minutes of 20 October 2023

The HOA Executive board meeting started at 6:02 PM. All board members were present except Dave Carrico, who was attending via phone. Our treasurer JoAnn Radicella and pool managers MaryJo and Jen were also present.

The vice president started the meeting by informing the board, the work on the parking lot in front of the clubhouse has been completed. The contractor repaired the low area where water had been pooling after it rained, applied blacktop sealer on the asphalt all around the center island, and painted parking lines and directional arrows, costing \$3,500.

A house is being built at 108 Seattle Slew Drive by contractor David Dee's. A complaint was sent to the board by a homeowner at 106 Seattle Slew, stating that their lot was flooded. While digging and moving dirt to create a ramp the contractor blocked their drainage ditch preventing the proper flow of water away from the homeowner's property. Our vice president sent the contractor an email, wanting him to correct the problem, but did not get a response. The president will follow up with our lawyer who will send the contractor a letter to the business address to remedy the ditch problem.

In August, our treasurer discussed with the board the high cost of our garbage bill at the clubhouse. She stated, "it would be less expensive to buy the \$3.00 trash stickers. A board member mentioned buying our own garbage can, instead of renting one from GFL. During this evening's meeting, the board was informed our annual contract with GFL has been canceled and as a result, will save our community money.

Once again, the poorly maintained house on 124 Secretariat Drive was discussed. The good news is, all of the past HOA dues have been paid in full. Progress is being made, one house at a time, ensuring all property owners pay their dues.

In addition to cleaning up the common area ditches in our community, our vice president mentioned the HOA owns an easement in the back of the big pool area that needs to be cleared and opened up along the wood line. He suggested, maybe this can be done sometime in January.

To improve equipment storage at the clubhouse, a board member briefly discussed the benefits of purchasing an already built 8 x 12 shed and will follow up with more info at the next meeting.

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There was much discussion about the need to have our big pool repaired, sandblasted, and marbleized. Our pool managers have been working the phones and making appointments for estimates. The bottom of our big pool surface flooring is slowly deteriorating. Constant maintenance of our most popular amenity is necessary and expensive, but it must be done, provide safety and enjoyment for our community. Havelock Pool and Spa has a 12-year warranty and will do the job for \$81,663 with all the consecutive 28 days of "brush-in" labor required to adequately marbleize the bottom of the pool. The other pool company named, At Home Pool and Spa, gave a price of \$67,627 for a 5-year warranty and we would have to follow up with all the pool "brush-in" labor! Both company estimates would include tiles on top of the flooring and five racing stripes the length of the pool. Also, both companies recommended the Diamond bright quartz material, which would work best for our Olympic size pool. The biggest difference between both companies' estimates is the warranty time, "brush-in" labor time, chemical balancing, and the difference in price, which is \$14,036. The pool managers were instructed to get an itemized breakdown of all expenses, make sure everything is put in writing, and find out exactly what the warranty covers.

One of our board members is looking into the pricing of rubber mulch for our playground floor, which would minimize injury if one were to fall.

Community Meeting

The meeting started with HOA board members introducing themselves. Our vice president shared with the community, saying the work on the parking lot in front of the clubhouse is now finished, which includes blacktop sealant, repair of potholes, parking lot lines, and directional arrows.

Finally, our community roads have all been turned over to state roads, except Dory Court. The man leading the charge was Frank Radicella, and the people at the meeting applauded him for his patience, perseverance, and success. Our vice president explained to the community members what to do if there is a pothole needing repair on their street.

A homeowner told board members about a large wooden container possibly part of a floating dock that had washed up on the beach behind her house. She wanted to know how to get rid of it.

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Another homeowner kindly gave her the information needed, and called the NC River Keepers, hope they can help!

New stop signs have been placed on the end of Citation and Secretariat Drive. Also, people are reminded to slow down when approaching the White Horse Run intersection, on Highway 306. The new speed limit is now 45 mph heading down to the ferry.

A homeowner noted there should be better signage and earlier communication about future garage sales in our community. The sign lady was called to change the sign, but she was out of town and someone else had to change our billboard on HWY 306. Since the Yard sale was postponed due to bad weather the weeks before the highway sign was late getting updated for the new date. Nevertheless, the homeowners' request has been noted and we will follow up.

Thankfully, one of our HOA members was able to secure pool furniture that was donated from another facility. The pool manager was very pleased, and the board will send out a thank you card in gratitude.

A homeowner asked about the lot fenced off next to our horse barn with a horse and donkey inside. Our vice president stated that the particular lot does not belong to the HOA and is not part of the horse barn property.

Another hay storage building was built by a homeowner in our community to store additional hay. Many thanks to the gentlemen who have worked consistently and independently to upgrade the "horse amenities" without having to contract outside workers. The homeowner's labor and effort are very much appreciated, thank you!

A homeowner asked, why was their concern about possible cyber security on the different community Facebook page platforms. He was told about the need for caution when information is posted since our military base is so close and critical.

A homeowner and former board member asked an important question, about our covenants when trying to get a 2/3 majority to make changes. This would help to improve old and outdated covenants and provide safety going forward in the coming years. He said, there are 17 different covenants in our community and over 450 homes. Some of the covenants are "particular" to certain areas in our subdivision and others are mandatory for all. Therefore, when do beneficial changes need to be made to a

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"particular" covenant in our subdivision shouldn't the 2/3 majority be limited to just that "particular" subdivision? Why do we need a 2/3 majority for the whole community when only a particular part of our subdivision will be impacted? The vice president then informed the homeowner that no situation where only one covenant has occurred in the last five years that he could remember. It has seemed to always affect the entire community and that's when we would try to get a vote for either 2/3 or 75% or 90% of the community depending on the question, issue, or covenant. The vice did say though that the homeowner was correct in his thought pattern and could be used in future votes if an issue comes up that ONLY affects one covenant area of concern.

The HOA dues for 2023 will remain the same, with no price increase. The Board feels at this time that we are managing our money well and still constantly making improvements needed around the community. Board members are supplying a huge amount of manual labor on jobs they can do themselves, saving the community funds and making it possible not to raise the dues. Future boards will need to keep this practice up to not have to raise the dues.

A homeowner asked about the orange and blue cables being installed down Highway 306. Another homeowner stated a company is putting in fiber optic cable for faster Internet speeds.

Our next HOA Executive board meeting is Tuesday, November 1, 2023, at 5:30 pm. Our next community board meeting is Thursday, November 17, at 7:00 PM.