

SNUG HARBOR PROPERTY OWNERS ASSOCIATION
Minutes of September 9th, 2023 Board of Governors Monthly Meeting

- 1. Call to Order:** The Board meeting was convened by Mrs. Cacace-Beshears, the President, at 9:00 AM on September 9th, 2023.
- 2. Members Present:** The following board members were present: Mr. Baker, Mrs. Beyer, Mrs. Cacace-Beshears, Ms. Camilleri, Ms. Revell, Mr. Taylor, Ms. Tilghman and Mr. John Williams, **comprising a quorum**. Mrs. Ferguson was not present with an excused absence.
- 3. Invocation:** Mrs. Beyer provided the invocation.
- 4. Pledge of Allegiance:** Mr. Williams led the Pledge of Allegiance.
- 5. Welcome Members and Guests:** Mrs. Cacace-Beshears welcomed SHPOA members.
- 6. Additions/Deletions/Approval of Agenda:** Mrs. Cacace-Beshears
- 7. Board Actions:**
 - a. Motion to add to the Architecture Policy the following as 6 b:
“If a structure is built without obtaining an architectural application from us, approved, and building permit obtained, from the building inspections office, then a fine of \$100 will be assessed and an assessment of \$25.00 a week thereafter until proper application and permits are obtained by SHPOA office.
 - b. Aesthetics Motion for:
15 day letters for:
N72/74 grass
D50 grass
DZ grass
B16 debris
M76/77 debris
60 day letter for:
M135/136 architecture issues, skirting
 - c. Motion for opening the pool on weekends through the month of September, dependent on attendance and weather.
- 8. Approval of Minutes:** The minutes for the August 12th, 2023 Board of Governors Meeting were approved.
- 9. Aesthetic/Architecture Hearings:** none.
- 10. Motions made, seconded, discussed and approved/disapproved at the September 9th, 2023 BOG Monthly Meeting:** (All votes are held by the Secretary should anyone want to know who voted which way.) Unanimous votes are made by only the board members present, and the President now votes on all motions.

A. none.

11. Committee Monthly Reports:

- A. **President:** Mrs. Cacace-Beshears informed everyone that the Annual Meeting is November 11th and encouraged anyone interested to fill out a nomination form.
- B. **Treasurer:** See report. Mrs. Cacace-Beshears reviewed the monthly treasurer report and informed everyone she would be happy to answer any questions.
- C. **Secretary/Office:** Ms. Camilleri reported she had taken certified mail to the post office.
- D. **Policy/Procedures:** Mr. Taylor reported the board is finalizing the policies and procedures for the boat tags and also the Community Watch Program.
- E. **Legal:** Ms. Revell reported liens would be filed this month.
- F. **Maintenance/Camping Section:** Mr. Williams reported he had done work with the ditches on Cherry St. to get the road ready for the state to take over. Mr. Williams reported more projects would begin in October such as the clubhouse remodel.
- G. **Pool/Park:** Ms. Tilghman reported that the pool season was coming to an end; attendance was great this season and there were no incidents at the pool. Ms. Tilghman reported the pool would continue to stay open on the weekends in September as long as attendance and weather permit.
- H. **Aesthetics Committee:** Mrs. Beyer reminded everyone there are a few properties that continue to be a problem with aesthetics; the board is aware and there are fines associated with these lots.
- I. **Architecture Committee:** Mr. Baker reported he had approved one architectural application in August.
- J. **Communication Committee:** Mr. Taylor reported that we have a new policy and procedure for a website manager. Mrs. Beyer informed everyone that any nominations for the Board need to be submitted by September 27th to be included in the newsletter; mailings will be sent out the first week of October.
- K. **Community Affairs:** Mr. Taylor reported there were 4 property transfers in Snug Harbor in August. The next Adopt a Highway event is Saturday, October 21st. Mr. Taylor reminded everyone we have medical equipment available to be checked out by anyone in need. Mr. Taylor reported there had been several complaints about people speeding coming into Snug Harbor; he talked to the person in charge of speed limit signs and they will be moving the warning sign to drop speed to 35 up a little to hopefully help. Mr. Taylor informed everyone of the new procedure to help ensure that only property owners will be using our boat ramps; owners will come to the office to register their boat and receive a placard to place in their vehicle at no cost to the owner. Mr. Taylor reported that the Community Watch Program is still in process. There will be a toy drive in December and also a Santa drive through; dates will be announced.
- L. **Civic League:** Mrs. Beyer informed everyone there is a spaghetti fundraiser on September 16 which is also a BYOB event and all proceeds will go to the Bethel Fire Dept. and Perquimans County EMS. Mrs. Beyer reported the Luau was a big success with around \$400 profit; she would like to put the \$400 towards new playground equipment for the park.

** All reports were motioned, seconded, and voted unanimously for acceptance.**

12. Correspondence: none.

13. Unfinished Business: none.

14. New Business: none.

15. Comments from the Floor: Cathy Botta asked about the contaminated dirt from septic waste that was across from her; Mr. Taylor informed her that the owner will be moving it. Cathy Botta asked about the burned house on Poplar and the timeframe for clearing up the lot; Mr. Taylor informed her the county foreclosed on it and we will look into it as there is no new owner listed. Roberta Orts asked about guest passes for the boat registrations; Mr. Taylor informed her we are looking into it but possibly the property owner will come in the office and get a temporary boat pass for the guest. Karen Giles suggested reaching out to owners to get them involved and to get interest in running for the board.

16. Announcements:

a. none.

17. Next BOG Meeting Date: Saturday, October 14th, 2023, 9:00AM, at Clubhouse

18. Next Scheduled Work Meeting Date: Wednesday, September 27th, 2023, at 6:00 PM, at Clubhouse

19. Meeting Adjourned: Meeting adjourned at 10:03AM by Mrs. Cacace-Beshears, President.

Christine Camilleri
Secretary, SHPOA

Board Member's endorsements:

2:16 PM

10/04/23

Cash Basis

Snug Harbor POA
P&L Budget, Month, YTD
September 2023

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Assessments	50.00	0.00	150,299.51	145,987.00	145,987.00
4200 · Past Dues and Other Assessments	0.00	0.00	2,155.00	46,875.00	46,875.00
4300 · Pool Tags	219.00	0.00	4,519.00	3,600.00	3,600.00
4400 · P-Section Utilities	0.00	0.00	3,658.00	3,720.00	3,720.00
4500 · Other Income	38.30	0.00	385.61	2,550.00	2,550.00
Total Income	<u>307.30</u>	<u>0.00</u>	<u>161,017.12</u>	<u>202,732.00</u>	<u>202,732.00</u>
Gross Profit	307.30	0.00	161,017.12	202,732.00	202,732.00
Expense					
6000 · Payroll Expenses	6,974.75	0.00	75,387.75	91,705.00	91,705.00
6100 · Office and Professional Expense	823.08	0.00	8,340.78	35,400.00	35,400.00
6160 · Liens and fees	71.30		239.46		
6200 · Insurance Expense	159.16	0.00	251.61	21,000.00	21,000.00
6300 · Utilities	1,367.18	0.00	11,321.25	15,500.00	15,500.00
6400 · Maintenance	1,262.73	0.00	13,758.02	22,900.00	22,900.00
6500 · Other Expenses	1,005.00	0.00	3,552.17	4,800.00	4,800.00
Total Expense	<u>11,663.20</u>	<u>0.00</u>	<u>112,851.04</u>	<u>191,305.00</u>	<u>191,305.00</u>
Net Ordinary Income	-11,355.90	0.00	48,166.08	11,427.00	11,427.00
Other Income/Expense					
Other Expense					
8000 · Project Expenses	1,743.44		6,922.15		
Total Other Expense	<u>1,743.44</u>		<u>6,922.15</u>		
Net Other Income	-1,743.44		-6,922.15		
Net Income	<u><u>-13,099.34</u></u>	<u><u>0.00</u></u>	<u><u>41,243.93</u></u>	<u><u>11,427.00</u></u>	<u><u>11,427.00</u></u>