

Island Quay Annual Homeowners Meeting
Saturday April 15, 2023 (10:00am)
Fort Macon State Park Visitors Center
Large Conference Room

The meeting was called to order by Irving Smith, President.
Each board member was introduced:

Ricky Cooper – Vice President

Karen Leggett – Secretary, Chair of Architectural Committee

Randy Hondros – Treasurer

Ralph Strickland – Pool Manager

Robert Blackley – Landscape and Sand Villa Utilities

Also introduced was Charles Mullins assisting in serving as a representative for Island Quay on the Sand Villa Utilities board.

Billy Whitford was introduced as our insurance advisor.

All homeowners present introduced themselves.

Quorum

Seventeen (17) homeowners constitutes a quorum.

Certification of Quorum was given by Karen Leggett with twenty-four (24) homeowners present and eight (8) proxies received giving a total of 32 homeowners.

Motioned made by Irving to dispense of reading the 2022 minutes of our last homeowners meeting since these minutes were sent out via email for everyone to review. Motioned second by Ricky Copper and carried. Minutes of this meeting will be posted on the Island Quay website.

Financial Report given by Randy Hondros:

\$100,000 is collected each year for annual dues;
(2000.00/homeowner).

Budget is tight but all expenditures are being met. As of today we do not anticipate increases with Hyman Landscape, Sand Villa Utilities or East Carolina pool maintenance.

Following is an update from 2022 Assessment for street projects:

Assessment \$75,000

Less:

Paving/Patching	\$49,920
EAC sound side wiring	\$528.41
EAC ocean side wiring	\$1,695
Hymans pulling wire, etc	\$1636.14
Old Towne Elec Boxes	\$626.97
Sod for neighbor's yard	\$1,025
Up lights both sides	\$13,780
Total to date	\$69,211.52

Remaining Assessment \$5,788.48

(Only Remaining invoice is for Olde Towne electric for gate electric box.)

Current Reserve balance:

Left from Assessment \$5,788.48

Previous Balance before assessment \$24,188.99

Total \$29,977.47

Projected deposit at Year-end is \$7,000-\$10,000 to our reserve depending upon the amount of unplanned expenses for 2023 budget.

Streets Resurfacing and Repair Projects review presented by Robert Blackley:

Island Quay Drive street resurfacing is completed and looks great. Patching has been completed for IQ Court street. The resurfacing project for IQ Court is being held off for now due to major architectural requests from a couple of homeowners. The requests will require large/heavy truck traffic on the road. Island Quay entrance changes that were improved are as follows:

- Shorten island giving delivery truck more turning room which required the palm tree to be moved.
- Relocate entrance west curb and storm drain
- Replace curbs and gutters
- Replace pavers with concrete
- Repair gates and irrigation lines
- Repair sod
- Complete entrance lighting

Several comments were made throughout the room of how great the improvements look throughout the neighborhood.

Landscaping Update given by Robert Blackley:

- Robert reminded everyone that landscaping maintenance by Hyman's Landscaping includes mow, trim, edge, blow weekly June through September. Bi-weekly October, November, April and May. Jon Hyman can be contacted by

homeowners if they need assistance with landscape projects.

- There does appear to be some dead patchy areas in yards which is caused by “mole crickets”. Someone from the room asked if Hyman could possibly give us a price for treating all of Island Quay. Robert agreed to look into this with Jon Hyman.
- Thanks went out to Ricky, Randy and Billy for taking it upon themselves for cleaning out/cutting back over grown area along the street of IQ Drive. Lots of trash and debris/vines that were choking out the trees were removed and carried out to the road for pick up. It was suggested that some low growing shrubs be planted in the area for aesthetics and to help buffer the street noise. Robert said he could talk to Hyman about some options and come back to the board with suggestions.

Pool Update given by Ralph Strickland:

- Pool repairs in the past year were as follows:
 - New pump
 - New sand filters
 - Pool drained and acid washed with patching to areas that were wearing thin. This breakdown will require replastering eventually at the cost of approximately \$24,000 but the patching should hold us for a couple of years according to our maintenance company, East Carolina Services, Inc.
 - New lounge chairs purchased (10)

-Pool gate lock changed with new keys given to homeowners

- Reminder that NO GLASS CONTAINERS be brought to the pool. If there is broken glass the pool will have to be shut down and drained. This may take days and costly which the homeowner will be responsible for.
- Please put proper “swimmer pants” on small children. Fecal contamination will need to be reported and the pool will need to be closed, cleaned and inspected again by the Health Department. This closure could take a day or two also.
- Children 14 and under MUST be accompanied by an adult. The age 14 requirements supersede the age on the “old whale” key chain.
- Our pool requires a Health Department permit prior to opening. If all goes well the pool will open on Mother’s Day and close the weekend of Seafood Festival.

Sands Villa Utilities Update given by Robert Blackley:

Sewer system is due for state inspection. Robert expects there may be some updating/changes required by the state which Island Quay is responsible for one-third of the cost of any repairs or upgrades. Sand Villa board is also discussing the idea of replacing or upgrading the boardwalk to the beach which Island Quay will be responsible for one-third of the cost.

Architectural Committee report given by Karen Leggett:

Karen reminded everyone that the Restrictive Covenants can be found on the Island Quay website; Islandquay.com. You may save yourselves some time, heartburn and possibly money by reviewing these prior to submitting a request for any changes. On that site you will find Restrictive Covenants, Corporate Documents and Architectural request forms which can be submitted on-line. When submitting request, please include any diagrams, drawings and paint chips.

New Business and discussion:

- Community work day is set for May 6 at 10:00.
- Owners are responsible for renters. Please review restrictive covenants regarding nuisance/offensive activity from properties. Homeowners are encouraged to call police if renters are too loud or obnoxious during their stay. Please do not call board members, call the police who have authority and can respond quickly.
- Homeowners are reminded to help improve community property value by maintaining the up keep to their homes. Well taken care of properties tend to attract homebuyers.
- Security and safety is always a concern to our community. Ralph stated he has been looking into the cost of camera's for the gates. Security cameras will run about \$4000.00 for both gates. Dan Sales stated he will sponsor these cameras for Island Quay. "Thank You", to Dan from around the room.
- A question from a homeowner came up about possibly purchasing an AED for the pool area. Ralph stated he would look into the cost and the regulations in maintaining an AED.

Election of board members:

Members of which terms expire include Irving, Karen and Ricky.

The nominating committee has recommended

Ricky Cooper

Walt Kennedy

Amy Mitchell

Phillip Wells...(self-recommended)

Count was completed by Karen Leggett and Irving Smith.

New Members are:

Ricky Cooper

Amy Mitchell

Walt Kennedy

Motion made to adjourn meeting by Irving. Seconded by Charles Mullins. Motions carried.

Respectfully submitted,

Karen Leggett