



BPOA General Membership Meeting
April 6, 2023
Hampstead Women's Club

The BPOA General Membership meeting was called to order at 6:30pm by President Gary Barnes. Board members in attendance were introduced: Secretary Tina Batt, Past President Joyce Owens, Committee members Kent Ottaway, Dave Hughes, Cal DeMaio, Michelle Neiber and Christan Miller. Twelve general members were in attendance. Vice President Christian Klinefelter and Treasurer Terry Hamberger were unable to attend the meeting due to prior commitments. Gary welcomed everyone and thanked them for attending the meeting. He also asked for volunteers for Association activities.

Gary Barnes reported on the Board election results. With 90 ballots returned on time, 87 votes were cast for President Gary Barnes, Vice President Christian Klinefelter, Treasurer Terry Hamberger and Secretary Tina Batt. Three ballots cast no votes.

Committee Reports:

Architectural Review –Committee chairman Kent Ottaway read his reports. Kent has been reviewing building plans for new home constructions as they come to him. He has replied to several requests for HOA restrictions/rules information from potential buyers of lots.

One potential buyer interested in an undeveloped lot on Mallard Bay Dr to build a community boat storage yard for the benefit of BPOA residents and himself contacted Kent. After discussing the plan with the Board it was denied for several reasons because the project would be in violation of our By-Laws. The potential buyer was notified of the Board decision.

Beautification - Cal DeMaio, committee chairman has been maintaining the decorative corners of the community on Country Club Drive and South Belvedere Drive and Fairway. Cal is waiting for the pollen season to end before cleaning the fencing. And refreshing the mulch. Everyone liked the solar lighting he installed last year.

Roads – Dave Hughes At the last General meeting a member noted that the lines on Long Leaf were faint and asked that DOT paint them. Dave replied that it was reported to DOT. Pot holes have been fixed on South Belvedere Dr. by DOT. A member noted that Dolphin Circle and Fairway Dr are in need of repair as they are DOT roads. Dave will report that to DOT. He also reminded residents to report problems directly to DOT. Dave also has been maintaining the 5 Pet Waste stations and replacing the flags at the entrance as needed.

Welcome Committee –Christan Miller has been working with Christian Klinefelter to map out the community and assign volunteers to each area to communicate with the residents. The plan is moving forward.

Social Media - Coordinator Michelle Nieber reported 164 residents have signed up to access our FaceBook page.

Adopt-a-Highway

Len Barber (absent) and 3 volunteers met on March 25 and gathered debris along Country Club Drive. The next meeting date will be in June. Michelle posted the event on our FaceBook page and will post the upcoming event when the date is set.

Minutes

Tina presented the minutes of the previous general meeting. A motion was made by Joyce Owens to accept the minutes as read. The motion was seconded by Gail Schmidt and approved.

In Treasurer Terry Hamberger's absence the Budget for 2023 was presented. A motion was made by Eddie Inman to accept the Budget as presented and was seconded by John Schmidt. The Budget was approved.

In Terry's absence Tina read and distributed copies of the Board's plan for online dues payment, collection of past due fees and assessing late fees and the plan for an internal audit of the Association's financial records. It has been quite a while since the books have been reviewed and with the new Treasurer taking over it is a good time for a simple audit. (The Plan is attached)

Old Business

Proposal to Change the By-Laws - Discussion/Information only.

- A. Remove the associated sections for associate members and sectional vice-presidents
- B. Initiate terms of Board officers to two-year terms (for continuity of business)
- C. Remove the section naming officers by position (delete the list of Board members)

A meeting will be held in May to finalize the above recommendations and push them forward.

New Business

Social Event A discussion amongst the attendees provided a few ideas for venues – Ironclad Beer Garden and Golf Course and the Moose Lodge. No volunteers and action to move forward.

Joyce Owens moved that the meeting be adjourned and the motion was seconded by Gail Schmidt. Approved and the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Tina Batt
Secretary, Belvedere Plantation Owners Association

