

Meeting Information

- Date: January 17, 2025
 - Start Time: 18:57
 - Adjourned: 19:58
 - Duration: 59 Minutes
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Attendance

- Present:
 - Christian Klinefelter (President and main speaker)
 - John Redmond – VP
 - Karen Redmond – Treasurer
 - Kent Ottoway – Architecture Committee
 - Michelle Neiber – Social Media
 - Tina Batt – Administrative Support
 - Len Barber – Adopt a Highway
 - Cal DeMaio – Beautification
 - Colin Fulgenzi -- Welcome Committee helper
 - Absent
 - Joe Harvey – Secretary
 - Dave Hughes - Roads
 - Cynthia Mannion – New Block Captain
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Meeting Highlights

1. Call to Order
 - Meeting began at 18:57
2. Approval of previous minutes
 - December 17, 2024: Approved after minutes overview by Christian. Motion to approve by Karen, second by Len. All approved.
3. Treasurer's Report
 - Karen Redmond – Updated the lien situation and Attorney Charles Meyer for delinquent BPOA fees. Sent letters for liens on 4 properties. One paid up through their lawyer. Moving forward on 3 owners. Christian explained the lawyer is charging us \$250 per letter and passes along the expense onto the owner. 9 owe over \$250 without the lawyer fee. 22 letters went out in total. It's a state law that you have to pay your HOA fees. Bank will not get back to Karen about Zelle. Tina said no one asked about PayPal. Karen said no one wants to do PayPal. Karen said people are dropping off at our house. Colin

offered to help and said you might only need an email address. The Redmonds did not get a drop box. There are 315 invoices in total.

4. Architecture Committee

- Kent Ottaway – Briefed us on the neighbor on Bogey Ct. that put up a net to protect his house and cars from golf balls. The golf course paid for it. He mentioned Laz's project and has to go by his house to approve his project but was not sure what he was doing.
- Tina said when ballots came in some people made complaints. RV in someone's driveway at Fairway and South Belvedere, Christian said it was fine because it was parked entirely behind the plane of the forwardmost face of the house. Lady on Pine Needle complaining about a boat 104 Pine Needle. Owner needs a letter from Kent. Joe Harvey still has his RV in his driveway. John said he doesn't have any room on the side of his house and he's trying to sell it. Christian said he should put it in storage.
- New construction on Pine Needle. Owner needs a letter about construction .

5. Beautification

- Cal DeMaio – He will clean all of the BPOA sign fences. Karen talked about the quote of \$660 for the island at the entrance and this is too much. Christian did not think that was too much. W
- Karen and Cal will meet with the landscaper guy about mulching the island and maintaining the other entrances. He will have to do the island and both sides after NCDOT is done.
- Christian spoke to Dave Hughes about road signs. Dave has ordered a sign for the east entrance of Pine Needle and Bermuda Court. Tina said South Belvedere at Country Club is spelled wrong.

6. Roads

- Len Barber – Adopt a Highway Clean Up will be done every quarter. Christian said he'd like to cover South Belvedere. Something to think about it. Karen asked if we can fine contractors for messy construction sites.

7. Welcome Committee

- John Redmond – New block captain for Sound View – Tyler Sugden. He volunteered at the BPOA annual meeting at Harbour Village. He will replace Nancy Hansing. Need to engage the new volunteers.

8. Social Media

- Michelle Neiber – Not a lot of activity on the BPOA Facebook page.

9. Covenants Committee

- Christian – Advised the committee did about a dozen updates to existing covenants with a standard format for the changes. Some examples of the process were given. Need 67% of lot owners to pass changes by the voting deadline we set. Would like to complete the process by the October 2025 meeting. Lawyers are trying to decide 67% of what? Lot owners? BPOA members? Etc. Each change can be voted on individually. The committee did great work.

10. Social Event Planning

- Christian looking for someone to head up the social event planning. Talked about the BPOA historian and past parties and gatherings etc. Karen has food truck contacts. Possibly Colin and Danielle Fulgenzi can head this up. Talked about having a gathering on a vacant lot across from Dave Hughes. Michelle said there is a public Belvedere Plantation Facebook page anyone can join where we could advertise on. Not sure who is moderating the page. We want enough business for the food trucks. Tina suggested an event at Kiwanis Park. Race coordinator Patty Homa has not sent donation information to Karen. Christian said he would ask.

11. Hawksbill Cove Update

- Christian – Spoke to the Ryan Homes representative. Corps of Engineers jurisdictional determination said they can't share the information but said the developer has accounted for the wet lands preservation requirements. Should start selling lots in early 2026 and no one should move in until at least early 2027.

12. 2025 Ballots for BPOA Board Elections Process

- Tina Batt – Received 63 ballots one is blank. Bill will tally ballots. We are all running unopposed. There are no write-ins.

New Business:

- Tina made a motion to reinstate the \$45 transfer fee for homeownership real estate sale change of ownership with a change of deed. Karen seconded the motion. Christian said it has to be approved by the Board per the by-laws. The real estate agents will need to be made aware of the transfer fee. Christian held a vote: Show of hands 5 in favor, 4 against. Motion carried.
- Len needs to tell Dave Hughes we need dog bags. Karen said she told Dave to order them and she will reimburse him with a receipt.

Motion to Adjourn: Len and seconded by Cal. All in favor.

Meeting Adjourned 19:58.