

BPOA Meeting Minutes

- Date: 6/17/2025
 - Start Time: 18:34
 - Adjourned: 19:34
 - Duration: 1 hour
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Attendance

- **Present**
 - Christian Klinefelter
 - John Redmond
 - Karen Redmond
 - Kent Ottaway
 - Len Barber
 - Margaret Medon
 - Michelle Nieber
 - Cynthia Manion
 - Danny and Jessica Prevatte
 - Georgine Kreudelbach
 - Douglas Keetch (came late) lives at 107 Bogey Ct.

Christian reviewed the minutes of the previous BPOA meeting.

- Christian projected the minutes onto the screen and referred all present to the previous meeting minutes provided in advance by email for details. No edits were proposed other than one "N" in Cynthia Manion's name. Cynthia made a motion to approve the minutes as edited. This motion was seconded by Len Barber. Minutes approved unanimously.

BPOA BoD Meeting:

- Christian said Scott Everhart has contacted Terry Hamberger about taking over IT functions and getting permissions for the BPOA committee members to make changes to update their website pages as needed.
- Karen and Tina can sign checks. Leigh Everhart is not signed on at the bank yet. Leigh should be able to download account statements.
- Kent has visited the house on Hickory Ln that has the Trump flag out front. Occupants of the home will not answer the door. This home has the Trump flag that says "TRUMP 2024 No More Bullshit" and Kent said they can't have that. Mr. Keetch stated that even though the flag has the word, "Bullshit," it is protected by freedom of speech. Kent said you can't have a political sign in your yard after the

elections; it doesn't matter if it's a flag or a sign. Christian said that that is state law and is not in our covenants. Kent said no one is complaining about the Trump part, it's the fact that kids in the neighborhood can read the "Bullshit" part. Mr. Keetch said he will remain in violation also for his Trump flag. Kent said he just wants the neighbor to take down the flag that says "Bullshit" on it. Mr. Keetch said he doesn't have to and the BPOA would lose in court. Christian said our BPOA covenants only cover signs and not flags, but state law covers political signage.

- Cal was absent, so Karen commented on beautification. All entrances will be maintained by the landscaping company. Cal only has to take care of the signs.
- Len reported the next Adopt a Highway Clean up will be in September. Dave Hughes resupplied him with dog poop bags. Dave was not here. There are plenty of bags for the dog bag stations. At the last meeting Dave said he was going to check on the eroded shoulder at South Belvedere and Country Club.
- Georgine visited the Surf City visitor's center and chamber of commerce to get new welcome packet bags and local information material. Christian thinks we have money in the budget to buy welcome bags. Georgine needs a copy of the Welcome form letter. Georgine said she had 219 email addresses. She sent emails and got 13 bounced back. She will follow up to get updated email address. Karen asked Georgine to get a quote for the bags. Karen said she or Leigh can reimburse her. Christian suggested pushing block captains out to get updated email addresses before we send them to the survey vendor to vote on covenant changes. Christian said he and John need to rewrite the bees, chicken, and horses section to state it gives the Board authority to approve bees, horses, and chickens after each individual owner's proposal is presented to the Board. Georgine mentioned reassigning blocks to block captains. Christian said Charles DeSantis covers 5 blocks. Gary Barnes has 4 blocks on South Belvedere. Christian asked Danny Prevatte to consider being one of the block captains for his end South Belvedere to take part of South Belvedere from Gary. Christian said we are trying to get average coverage of 12 houses per each block captain. Mr. Keetch said he would contact Steve Crager (?) about his block captain duties because Christian hasn't been able to get in touch with him. Christian asked him to consider taking over one of Steve Crager's two blocks. Karen and Georgine suggested changing the name "Block Captain," but no specific recommendation was discussed.

Old Business

- Karen recapped the pool party/block party. Taco El Jefe said he brought too many workers and didn't have enough business. Christian said the ice cream

lady was happy and Karen said the Smashburger truck was happy too. Christian estimated 60-70 neighbors were in attendance and 30-40 swam in the pool.

- Margaret – 4th of July Golf Cart Parade is on schedule. Karen will pickup Shaka Taco gift cards for prizes and Christian and John will be judges. We need one more judge. Margaret suggested Easton to be the third judge.
- Christian said Michael Groseclose of NVR, Inc. called him and said they have a plan now for 1,105 units at Hawksbill Cove, and Drew Krause who is Ryan Home's Regional Land Acquisition VP told him they were only going to build just over 900 units because 144 are apartments and they don't build apartments, so now Krause is out of the picture and Ryan Homes's parent, NVR Inc, is going back to the county to get an amendment to the zoning to get authorization to convert the apartment authorizations to additional townhomes and single family so the number of units constructed will be back to 1,105. Christian talked to the Director of Planning and Community Development for Pender County, Daniel Adams, who said they will support NVR Inc's request with the planning board and the county commissioners. The planning board meeting may be at the Hampstead Annex and the soonest they can meet will be August 5th. The planning board makes recommendations to the county commissioner who can do whatever they want. It will be 90 days before Ryan Homes gets 3 key permits from the county and state before they can close their sale of the property and begin infrastructure engineering. They can sell lots/construction contracts once the roads and basic utilities are emplaced. We are looking at them selling lots no sooner than the summer next year. The historic home and cemetery plots on the property are a non-issue.
- Alligator issues: Christian said several residents have voiced concerns over the alligators in the golf course lake. Sally Pike said there are 3 gators measuring about 3, 5, and 8.5 feet long. NC District 2 Wildlife Biologist Chris Kent said they are protected and carry a \$10,000 fine if you shoot one. Christian showed pictures of gators submitted by the residents and shared Chris Kent's reports on their eating habits and habitats on the east coast. He showed examples of gator information signage from other NC communities which we can consider putting in the community near the pond. Christian wants the board to think about possible placing signs in the neighborhood. Georgine advised we can get permits to get them removed. Christian said it costs \$600 per gator to get them removed. Christian said relocated alligators try to get back to where they came from and other animals in the new

environment will kill them. To get a permit you have to have a threatening event according to our area game warden, Frank Gorchess (who resides on Hickory Lane) where a dog or a person is attacked, or they are living under your shed etc. Christian said he concerned about potential negative impacts on property values of putting signs up beyond what the golf course has already posted on their cart paths. We can put gator information in the newsletter.

- Natural Gas Access – Christian said Kate Klein of Piedmont Natural Gas said some of our residents on Hickory Cir and Hickory Ln already have natural gas. The gas company must conduct surveys of neighbors and get 50% back to see who has interest. Residents must agree to pay certain expenses to get connected to pay for converting their propane appliances to natural gas. They give cost estimates to those who want to convert. There is a \$10/month fee for a gas meter. Christian said it is less expensive than propane. We will put this in the newsletter and help her conduct a survey.
- Tina has done the newsletter in the past. John will handle the next one. We want it out by mid-September and finish input by mid-August.
- Len asked about the light at Sloop Point and Country Club. NCDOT has approved the light, but it is not funded. Christian said we need to contact out state and county officials and ask them to write the funding into their next budget. Dave agreed to ask NCDOT how funding for the project works.

Motion to adjourn at 19:34 – Cynthia Manion, Second - Georgine. All in favor, motion carried.