

BPOA Meeting Minutes

- Date: 8/19/2025
 - Start Time: 18:32
 - Adjourned: 19:31
 - Duration: 59 minutes
-

Attendance

- **Present**
 - Christian Klinefelter
 - John Redmond
 - Karen Redmond
 - Kent Ottaway
 - Cal DeMaio
 - Georgine Krudelbach
 - Len Barber
 - Carol Barber
 - Carolyn Christ
 - Scott Everhart
 - Dave Hughes
 - Cynthia Manion
 - Tina Batt

Christian started the meeting by showing a video of North American river otters swimming at the end of his dock.

Christian reviewed the minutes of the previous BPOA meeting

Reviewed minutes of the last meeting. Karen to give treasurer's report because Leigh will not be attending this meeting. Motion to accept the minutes: Len Barber, 2nd Cal DeMaio, all in favor. Motion carried.

Treasurer's Report:

Karen said Leigh is working on budget numbers to compare to last year's budget. Karen requested Committee Chairpersons to project their 2026 funding requirements to Leigh or Karen for the draft budget for next year to be voted on at the next general meeting. Tina and Leigh will discuss the numbers to draft a 2026 proposed budget.

There is no update on delinquent dues. A lien was resolved for one owner. There are still a few outstanding. Christian went to 18 homes to ask about overdue BPOA dues. Patty Homa is an estate attorney and Lakeview Drive resident who has helped some of

her elderly clients who struggled to pay their BPOA dues by contacting their local relatives for assistance.

Kent Ottaway – Architecture Review Committee

Met with Ms. Christ about the dispute on Lakeview Court about her access lane's historical encroachment onto the tip of Paul and Maryanne Nowell's lot and the appearance of the butterfly garden the Knowles are trying to establish there. Nora Pereira complained about her divorce interfering with her ability to maintain her property on South Belvedere. Kent needs to look at Steve Johnson's proposed fence, but no problem anticipated.

Cal DeMaio – Beautification

Cal will clean signs that are dirty. Some need to be replaced because they look dirty but it's actually the paint. Dave Hughes said he knows the guy that made the entrance signs. He will let Cal know. Christian, Cal, and Dave met with the landscaper about the power on the median at the entrance on 17. Will have to relay irrigation line. Dave said the lawn on the left side of the entrance is a mess. Christian said contractors are still tearing it up. Trucks are parking on it. Christian said we could put big rocks there when the road is done. A company owns the land and we have an agreement to keep up the island and sides of the entrance. Christian will make a note to research ownership of the land on either side of the 17 entrance. Kent believes the land between highway 17 and North Belvedere was taken by the state through eminent domain. Christian said we can ask Ben the project manager who works by the water tower for NCDOT. Christian said he will call him and ask him.

Len Barber – Roadside Cleanup

September 13th is the next roadside clean up. Len is handling all the paperwork to complete the 10-year re-registration with the state. We have plenty of bags and gloves. Dave Hughes said we will probably have to order dog bags next year. Estimate using 8,000 bags in a year. Karen wants to add the dog bag cost to the budget. Dave said he will buy 3,200 more bags for \$130.00.

Dave Hughes – Roads

Nothing to report. Dave said according to the Hawksbill Cove map, he expects that we should expect significant surface runoff water during heavy storms to overflow and potentially wash out our easternmost South Belvedere culvert because it is too small to handle that level of water. The power, water, cable/internet, and soon potentially natural gas utilities run across this culvert and could be washed out. We experienced this before Hurricane Florence when the culvert by 115 South Belvedere catastrophically

failed cutting our utilities. Christian brought it up to NCDOT and Pender County. They said they will not reassess that culvert's capacity until the developer submits their stormwater engineering estimates for that last phase and then will reevaluate the storm runoff. We are on the record with the county with our request for this reassessment as Christian presented it to the Pender County Commissioners during open comments during their public session in Burgaw on Monday 18 August. We are a long way out as the Hawksbill Cove construction phase which will create this challenge appears to be 3-5 years away.

Georgine Kruedelbach – Welcome Committee

Trying to collect email addresses. She had 219 so far, but 12 were bad. There are more properties than email addresses. Christian asked Tina and Scott for a time they can meet to update the email roster. Launching block captains in September with proxies, Covenant change details, covenant change ballot, newsletter, and request to update email addresses. Need to do SimplyVoting.com contract after the annual meeting and provide emails. Tina asked how we verify the signatures on the votes to change the covenants. Christian explained we give simplyvoting.com the email addresses, names, and lot numbers/addresses and the way they do it certifies electronic signatures. We must mail out ballots to those lot owners for whom we do not have email addresses and then manually input ballot their ballot responses onto our online voting portal.

Georgine said there has been some concern about residents that feel lonely or isolated. She urged members to keep an eye on their neighbors and to see if they need any assistance. Charles DeSantis said he has a neighbor who needs help with their house because they too old to maintain it. There are 2 homes on Hickory Ln that may need help. It is an involved process to put a lien on the property. We need residents to maintain their properties. John said Kent said his neighbor has promised to fix up their house next to him. Noel and Pat Gagnon had asked if she needed any help. Kent said she was waiting until this year to move investment funds to pay for the restoration. The owner lives in a different house nearby. John asked about the deck on the home located at Country Club and Long Leaf. Christian said he sent them a letter and hasn't heard back. The next step is to send a registered letter then place a lien on the property after following the involved fine imposition process. The owners live in northern Virginia and used to visit once a month. They pay their dues but they haven't answered his letter. Georgine suggested reaching out to neighbors that are in violation of covenants to see if they need assistance to clean up their yards. Tina will help with drive around inspections. Christian said we need to talk to people before we send them a letter. Christian said inspections should be routine. Laz, Tina, Kent, and John committed to conduct drive around inspections.

Georgine said we should buy nice welcome bags and update what we put in them. Christian said local vendors might donate product and coupons. Tina said we have 10 to 15 new residents per year. Karen said we will buy 50 bags up front. Georgine needs a digital copy of the welcome letter. Joe still has the files. Christian has the digital letter and a Word document. John has it in PDF.

Georgine said many are concerned about the danger entering South Belvedere from Country Club. Dave Hughes was told the issue has been brought to NCDOT and the intersection is not busy enough to merit a dedicated traffic signal by state standards. John also stated his concern that in the evenings kids are riding around the golf course cart paths and it is loud. The golf course is the private property of Ironclad, not BPOA property, but John will put it in the newsletter again.

Old Business

Christian - Covered restrictive covenants. Social event planning. There will be a social hour before the meeting on October 4th at the 19 Restaurant. Golf cart parade in December is tied to a food bank collection which Margaret Medon might help coordinate. Tina said Wendy Queen on Azalea Drive, who isn't a BPOA member, organizes it and works through Margaret to publicize it. Tina recommended that we should advertise it in the newsletter.

Scott has put things on the website – the results of Christian's FOIA request to the U.S. Army Corps of Engineers about Hawksbill Cove and the slides of the presentation they gave to the Pender County Planning Board on August 5th.

Christian went to the Pender County Board of Commissioner's meeting on 18 August because Anne Deaton presented her online Change.org petition for the county to place a temporary moratorium on development until the county shows their plan for recovery for increasing public services such as fire department, schools, EMS, jails, police, roads, etc. before they approve any more high-density development. Because they have approved a lot of development over the past 10 years which will break ground over the next 5 years, our county and state services will continue to degrade. We now have 38 kids per classroom, and kids are late to school and late getting home because there are not enough bus drivers, so every bus driver has to do two or three routes per morning or afternoon. Hawksbill Cove was approved in 2010 and we can't stop that but there are 10 or 15 more coming right behind them of about the same size and in our area of Pender County. Our area provides 97% of the tax revenue for the county. Could have incorporated as Hampstead in 2007 and we would have been able to control the development, but it was voted down because taxes would go up. Christian said he also met presidents from other HOAs. He recommends we sign the petition. It is also on

NextDoor and FaceBook. We will promote it in the newsletter and during our annual meeting on October 4th.

On August 5th, the Pender County Planning Board approved the NVR Inc development plan amendment request to return to authorization for a full 1,105 housing units. Kate Klein of Piedmont Natural Gas said she has not received enough feedback from the surveys. She needs a certain amount of feedback in order to look at bringing natural gas to the neighborhood. Klein said she will go door to door in August and leave door hangers with her card to try to get more interest. She needs 50% of the surveys back for engineers to look at bringing it into the neighborhood.

New Business

Newsletter distribution and proxy collection. John and Christian will write the newsletter with a QR code or link which will bring the reader to the BPOA website for further information. The goal is for Block Captains to advertise the October meeting and distribute the newsletter. Ideas for the newsletter: short articles, alligators, voting proxy forms solicitation, covenant amendments which Christian will present more thoroughly at the October meeting and start the process of SimplyVoting, river otters, social event recap, dues change proposal. Leigh and Karen need to justify the increase. We have to have the budget to show expenses. Natural gas and Hawksbill Cove updates. Tina said the newsletter has to stay within the 1 oz for mailing purposes.

Tina said we need to have the meeting signs changed in time. The nominating committee met and we have nominations for President, Vice President, Treasurer and we need someone for Secretary. Kent Trantor and Tyler Sugden may want to run. Neither have shown up to many meetings. Kent Ottaway can reach out to them.

Motion to adjourn: Cal, 2nd Tina, all in favor to adjourn at 19:31, motion carried.