

## Meeting Information

- Date: 3/18/2025
  - Start Time: 19:08
  - Adjourned: 19:57
  - Duration: :49 minutes
- 

## Attendance

- **Present**

- Christian Klinefelter (President)
- John Redmond (Vice President)
- Karen Redmond (Secretary)
- Margaret Medon (Block Captain)
- Dave Hughes (Roads Committee Chair)
- Cal DeMaio (Beautification Committee Chair)
- Leigh & Scott Everhart (Treasurer & IT Admin)
- Cynthia Manion (Block Captain)

- **Absent**

- Kent Ottaway (Architecture Review Committee Chair)
- Len Barber (Adopt-a-Highway Chair)
- Michele Neiber (Social Media Chair)

## MVR/Ryan Homes Presentation – Hawksbill Cove

Michael Groseclose – NVR Land Management

Jason Tunison – NVR Head of Acquisition

- Showed the first rendering of what will be Hawksbill Cove.
- NVR, Ryan Homes parent company, is the 4<sup>th</sup> largest builder in the US.
- Present in 15 states.
  - entered the coastal market about 5 years ago
  - opened an office in Wilmington at Mayfaire 2 years ago.
- Phase 1 - Talked about buffers and wetlands. 30' buffer left naturally treed around the site. Artfully designed 3 entrance parks onto Country Club Road. Tennis courts, pickleball courts, bocce ball, kids pool, picnic area with a fireplace.
- Phase 2 Marina Village - 2 club houses, a second swimming pool, fitness center, gathering spaces, tiki bar area, and a 10-slip day dock and kayak launch for residents to use.

- The use of the amenities are managed by the HOA, won't rule out BPOA use of their facilities.
  - HOA maintains all private roads (no NCDOT roads), lawns, common spaces, parks etc.
  - HOA fees start at \$300 per month. This is not a gated community.
  - Price range for townhomes upper \$300k, Single Family detached starting at \$400's about 2,000 to 2,600 sq ft, closer to the water \$1 million and up.
  - Showed concept example photos of Phase 1 entrance off of Country Club Rd.
  - Similar Monuments at each entrance.
  - Emphasized this is their Flagship Community to show future investors.
  - Showed concept drawings and photos of home plans that will be built from other communities.
  - Will be back for the April 5<sup>th</sup> meeting for social hour. **End 19:31**
- 

## **Board Meeting Start: 19:32**

### **Meeting Highlights**

- **Treasurer's Report – Karen –**
  - Late fees can't go out until the grace period is up which is March 1st.
  - Tina rewrote letters for accounts due from the top 22 offenders. John scanned and emailed the current accounting of what people owe to the attorney. Can only go back 6 years.
  - Christian said liens can be refiled after 5 years to include previous amounts lienied by compounding with newer dues delinquencies.
  - One woman is fighting it to dispute amount owed.
  - We have money left over for the covenants and liens from the 2025 budget. Christian recommended Karen send the remaining \$7,000 to the attorneys as a retainer, if they don't use it they will give it back to us.
  - Thought we would have more dues payments by now. Leigh collected 2 payments and Tina collected 1.
  - Need to figure out the PayPal thing. People aren't paying the PayPal fee. Will try to use Zelle. Leigh will look into using Zelle with our bank. Need to get Leigh on the PNC account. Leigh has the BPOA tax return. Leigh has two checks for Christian to sign.
- **Architecture Committee**
  - Kent got a request from a resident to put in a pool and a fence. Christian and Kent will look at the property this week.

- **Beautification Committee – Cal DeMaio**
  - The BPOA sign fences are all cleaned up.
  - Met with Karen and the new landscaper and reviewed what was needed to be done at the entrance off US Hwy17.
  - Karen said we paid the landscaper upfront. Said he'd have it done by the end of last week and it wasn't done. Karen called him, he was supposed to give a quote for ongoing maintenance. He seems good to work with. Landscaper wants to work with us. Karen will reach out to him tomorrow.
- **Roads – Dave Hughes**
  - Still working on NCDOT street signs that are made at the prison.
  - Found a better price for doggie bags. Still have 800 remaining.
- **Welcome Committee – John Redmond**
  - Received the newsletters from Tina, putting them into folders for the block captains.
  - Christian said Carol Barber has delivered hers.
  - John is covering 3 block captains that are not available.
  - There are welcome bags if anyone needs any. John put together 12 with updated information.
  - Tyler Sugden is taking over for Nancy Hansing on Sound View Drive.
  - Leigh has the stamps to mail any newsletters that need to be mailed to out of town owners.

#### **Old Business:**

- **Christian** provided an update on the rewriting of the covenants and the conference call we had with the lawyers and focused their research to 5 questions. Will discuss voting on the new covenants at the general meeting.
- **Social Event Planning – Karen**
  - Karen took over the sign printing from Sally Pike.
  - Will have inserts for the June 4<sup>th</sup> block party printed.
  - Time and place of next meeting is the same, we just have to change the date.
  - Social events will have different inserts.
- **Ballot Process**
  - 95 ballots in.

- No write-in candidates.
- **Meeting Venues**
  - Karen pre-paid NINETEEN Restaurant for the next two meetings.
  - Our neighbors don't like driving out to US Hwy17.
  - NINETEEN likes having us there.

**New Business:**

- Scott Everhart has agreed to take over IT Admin duties.
- Christian found ½ a dozen local web developer vendors that gave him prices just in case Scott needs backup assistance maintaining our web portal.
- Christian agreed with Terry that we need more transparency by the board and is counting on Scott training us to better post our minutes, reports, and newsletters onto our portal so that our least digitally sophisticated members can easily find them.
- Karen makes a motion to move our meetings to 5:30 for the social hour and the board meeting to 6:30. Cal second, all said aye, motion carried.

Motion to adjourn Karen, Cal second, all said aye. End at 19:57.