

BPOA Meeting Minutes

- Date: 7/15/2025
 - Start Time: 18:29
 - Adjourned: 19:23
 - Duration: 56 minutes
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Attendance

- **Present**
 - Christian Klinefelter
 - John Redmond
 - Karen Redmond
 - Elsie Dauvray
 - Carolyn Christ
 - Winnie Meiser
 - George Meiser
 - Dave Hughes
 - Cynthia Manion
 - Margaret Medon

Christian reviewed the minutes of the previous BPOA meeting

- We reviewed and approved the minutes after Karen Redmond motioned and Cynthia Manion seconded her motion for approval.

Treasurer's Report: Leigh:

- Converted CD's from .2% to 3.9% for 8 months. The money converted are our reserves.
- HOA Manager has glitches with carrying over small amounts in some cases people owe a few dollars because of unpaid PayPal fees etc. Leigh recommended that we dismiss these minor amounts owed to alleviate unproductive additional administrative work.
- Karen Redmond made a motion that any homeowner of a home or lot that owes \$20 or less that the Treasurer has the discretionary authority on a case-by-case basis to waive the amount. Margaret Medon seconded the motion. Motion passed unanimously.
- We will be accepting Zelle for payment if a person's bank has it. We will no longer be using PayPal. We will also accept payments by check.

- Reviewing remaining budget for pursuing liens on homeowners with outstanding fees and interest owed.
- Karen/Leigh will be working on budget for next year so any committee or expenses that may be different please submit new cost estimates so that we can accurately reflect these in the 2026 budget proposal.

Old Business:

- Margaret Medon- July 4th Golf Cart Parade- 13 carts signed up 11 showed up. We raised \$500 for Easton.
- Scott- IT website where he now has access to add information and add minutes and slides into the member's only side.
- NVR Inc will present their request to modify their approved Hawksbill Cove master plan to allow a full 1,105 authorization of the single family units they typically build and the Pender County Planning Board is expected to approve it during their public session at the Hampstead Government Annex on 5 August.
- Alligator warning signs. There are already signs on golf cart paths and they don't come near the roads so we don't need additional signs. Alligators are protected in NC.
- Christian- Natural Gas access that Piedmont Natural Gas is coming to neighborhood and we need to fill out the survey to discover interest. They need to investigate logistics of getting to properties. They need 50% of Belvedere to fill out survey, whether or not you want natural gas. Could be 15-18 months before we first get any delivered.

Committee Reports:

- **Architectural Committee:** Trump sign/flag is gone.
- **Beautification:** Cal not present, **Karen:** Front Entrance/Island has exposed wires and irrigation lines were cut. Jeff Hardin evaluating irrigation pipes and capping off until we can reconnect. NCDOT taking 6.5 feet and then we will redo the landscaping once complete.
- Jeff Hardin will be doing all the maintenance for all entrances. We will only be responsible for cleaning fences and hanging Christmas Decorations. We will have consistency of maintenance so it will look better and a very reasonable rate.
- **Len not present,** Adopt a Highway next one in September.
- **Dave Hughes:** We have plenty of dog bags. It appears a golf cart hit the dog bag station on Fairway Dr. Trash can is dented. Dave changes the bags almost every week. Looking at having NCDOT clean out our culverts before hurricane season as they are overgrown. He gave the addresses to NCDOT. Pine Needle Drive

floods with heavy rain. Karen brought up the pot hole at the entrance of S. Belvedere coming north on Country Club. It's a safety hazard. Christian talked about Hawksbill Cove and green space with ponds and the flow from the wetlands. Surface Flow Engineer submitted report to Pender County. Mallard Bay pothole was discussed.

- **Welcome Committee Georgine not present:** Discussed purchase of BPOA welcome bags. She is looking at difference in bags and upgrading for a nicer welcome gift. We need to find out from Tina how many new families we have per month/year on average. We will submit this in the budget for next year. Tina and Scott extracted data from our HOA Manager program for email mailing lists. Block captains need to get more email addresses for SimplyVoting.com, invoices, natural gas interest surveys, and newsletter.
- **New Business:**
- **Karen-** reached out to Michael Groseclose with Hawksbill Cove and Harbour Village Marina harbour master Brett Ullisnick, to see about a NO WAKE ZONE from Hawksbill Cove to the Marina. Hawksbill Cove is currently going to permitting with CAMA for the day dock and will get back to us.
- October 4th annual membership meeting will be held again at Nineteen Restaurant.
- Nominating committee for elections: Kent Ottaway, Len and Carol Barber and Katherine Klinefelter
- Next meeting Tuesday August 19th. Social at 5:30, meeting at 6:30 PM.
- Motion to adjourn the meeting minutes made by Cynthia Manion and seconded by Margaret Medon. All in favor. Motion carried.
- The meeting was adjourned at 19:23.