Meeting Information

- Date: 2/18/2025
- Start Time: 18:59
- Adjourned: 20:09
- Duration: 1:10

Attendance

- Present:
  - Christian Klinefelter – President
  - John Redmond – Vice President
  - Karen Redmond – Treasurer
  - Dave Hughes
  - Laz and Georgine Biris
  - Tina Batt
  - Cal DeMaio
  - Leigh and Scott Everhart
  - Cynthia Mannion
  - Margaret Medon
- Absent:
  - Kent Ottaway
  - Len Barber
  - Michele Neiber

Meeting Highlights

1. Call to Order
   - Meeting began at 18:59 led by Christian Klinefelter
2. Approval of Previous Minutes
   - January 24, 2025: Approved after minutes overview by Christian added the approval of transfer fee vote. Motion approved by Cal and seconded by Margaret. Unanimous approval.
3. Treasurer's Report
   - Tina explained delinquent accounts and late fees, 3 people paid in full. 35 new members for 2024. Two people hit with $200 collection fee and paid up.
   - Tina has 84 ballots for board elections.
   - No drop box.

- Welcomed Leigh Everhart, 22 years of banking experience. Will be taking over as treasurer. Motion to appoint Leigh as the new treasurer. Seconded by Tina. Unanimously carried.

4. Architecture Committee Update
   - Progress: Christian addressed the 118 Long Leaf renter. Called the owner that lives in Florida. Very responsive and the yard and house were cleaned up.
   - Christian gave a power point presentation on the different types of fences in our community. The main concern is making sure privacy fences are in compliance with our covenants and that our covenants are consistently applied. These photos will affect the wording of our covenants change proposals.
5. Beautification Committee
   - Cal DeMaio/Karen Redmond: Fences on all entrances were cleaned. Karen and Cal met with a new landscaper to maintain the entrance on 17. Prioritized upgrading the entrances on Country Club and South Belvedere.
   - Cal was at the roadside clean up Len Barber organized. Eight people attended.
6. Roads: Dave Hughes
   - Waiting for street signs for Pine Needle. Got a sink hole repaired on Fairway Drive. Adjusted sprinkler timers at entrance. Doggie bags are expensive. Karen suggested a cheaper vendor for doggie bags. Margaret volunteered to find a cheaper source. Leigh made an observation that people use the bags and drop them at the bottom of the sign which is next to her mailbox. Suggested putting a sign telling doggie bag users take them with them and not litter. This is also in the newsletter. There are 6 stations and Len and Dave empty the 1 receptacle at Fairway and South Belvedere.
7. Welcome Committee: John Redmond
   - Collected updated items from the Surf City Chamber of Commerce and put together a dozen welcome bags for new neighbors. Christian suggested looking into buying bags because we had 35 new families move in. Looking for block captain volunteers. Rebecca delivered 6 welcome bags. Need a way to be notified of new families moving into our neighborhood.
8. Old Business:
   - Christian briefed about the covenants update. Trying to get the lawyers to finish so changes can be presented at the April 5th meeting.
9. Social Event Planning:

- Karen has 3 food trucks reserved for the June 4th pool party. Signs will be made and put up after the April 5th meeting. Karen put a deposit down to have the April 5th meeting and the October 4th meeting at Olde Pointe NINETEEN Restaurant.

10. Hawksbill Cove Update:
    - Corps of Engineer said further studies may be needed due to the Nixon Merrit house on the property, burned by the fire department for practice in 2006. Will have a report about the wetlands in 30 days. Gary Beecher opined the developer properly identified the wetlands. Ryan Homes is scheduled for June 8th closing. Plan is to start selling lots in 2026. First construction on SW corner will start in the summer of 2026.
11. New Business
    - IT Admin – Terry will need to be replaced due to his health issues. Christian received 3 quotes from local webmaster vendors at reasonable rates to handle BPOA website management work if we can sign up a volunteer IT Admin to direct their efforts. Tina and Terry run our HOA Administrator software system. We have a .org google site and google work space. Need someone to help out. Possibly Scott Everhart.

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12. Closing Comments:
    - Christian will send a draft of the newsletter for comments before final. John will add a paragraph about the golf course use and for owners to clean up after their pets.

Adjournment:

- Motion by Karen, Seconded by Cal
- Meeting Adjourned 20:09