

BOA Community Board Meeting

Sunday, May 19, 2024

3:00 pm at The K Club

1. Call to Order: The meeting was called to order by President at 15:00, second by Treasurer. Board members present were President-Scott Mason, Vice-President-Patsy Fulcher, Treasurer-Mike Pulley, Secretary-Lisa Pharo and Director at Large-Jennifer Figueredo.
2. Secretary Report: Previous Board Meeting Minutes were approved via email prior to today's meeting and posted on the BOA Website.
3. Treasurer Report:
 - a. Statement of Financial Position as of 4/30/2024 presented to the community as prepared by Chused and Patterson.
 - b. As of 4/30/2024, Total balance: \$964,943.39.
 - c. Profit and Loss Budget overview presented to community for May 2024-April 2025. The Board and Community Members approved the budget as presented by President, Scott Mason.
4. Old Business:
 - a. Thank you to Board Members and Committee Chairs/volunteers for their continued service. Board Members are actively pursuing a new Committee Chair for the Welcome Committee. Elizabeth and Kelly Sheeks will continue to serve through 8/1/2024. They will also be available to help train their replacement.
 - b. CWS Construction update: Construction on the new sewer project should be completed by 2025.
5. New Business:
 - a. Paving Projects: Hammock Place project to take place when the current CWS Construction project is completed followed by the Reserve Green paving project.
 - b. Restricted Funds: Disaster Recovery Fund was increased to \$60,000.
 - c. CWS Water Tower painting project: CWS has reached out to the BOA and community for ideas on the water tower design. If you have input, please contact the Board.
 - d. BBGC: The Manager informed the community the Golf Course has not sold, and they were hopeful the K Club could be reopened. There were some concerns expressed by community members (pool opening day and condition of pool, guest passes, condition of tennis court and condition of the golf course at the 70 entrance). The manager will discuss concerns with the current owner.
 - e. BOA Annual Dues: Board members will contact homeowners that have not paid their annual dues.
6. Committee Reports
 - a. ACC: Pat Tyson, ACC Chair, gave reminders regarding boats and utility trailers. Please contact Pat if you have any questions.

- b. Beautification: Sue Pike, Beautification Chair, reported on the updates at the speed bumps and how the rocks should help with speeding in the neighborhood and hopefully prevent drivers from driving around the speed bumps. The seasonal annuals, planted by Garners, are doing well.
 - c. Boat Storage Yard: no report
 - d. Gates and Cameras: Ted and Nancy Beszterczei, Gates and Cameras Chair, reported all gates have been painted and are currently working properly.
 - e. Holidays: no report
 - f. Recreation Area: no report
 - g. Welcome Committee: Elizabeth and Kelly Sheeks, Welcome Committee chairs, will continue to serve through 8/1/24 and are willing to train their replacement.
 - h. Facebook: no report
 - i. Street Rep: Bob Rose, Street Rep Chair, reported the street reps are being updated. If you are interested in serving as a street rep, contact Bob Rose.
 - j. Water and Sewer Task Force: Nick Viglianese and Nancy Beszterczei, chairs. This group was formed in November 2023 in an effort to find potential solutions to CWS concerns. If you have questions or concerns regarding CWS, you may contact Smoke Betts or Heather Fowler. A survey was sent to all homeowners for more information.
7. Annexation: Scott Mason, President, introduced Annexation with information on the Annexation handout. Multiple homeowners participated in Open Discussion expressing concerns with their water and concerns with the idea of being annexed by Morehead City.
8. Web Editor, Will Gainey, will post all paperwork from the meeting on the Brandywine website.
9. Motion to Adjourn Meeting: by Scott Mason, President and second by Patsy Fulcher, Vice President, at 17:30.