

August 17, 2018
Queens Grant REC association minutes

Meeting attendance:

Kim Quinn President
Victor Santors VP (phone)
Kristine Perry (treasurer)
Ron Brown (member at large)
Billy Sutton (member at large)
Austin Harris
Gary Ange (phone)
Bill McLean (SS president-phone)
Charles Meir (attny-SS,REC and HOA)
Sam Potter (attny-for Kim Q)
Jake Davis (premier management)
Bill Adams (homeowner oceanfront)
Phylis Croom (homeowner SS)
Dean Hunkele(NCDENR)

Quorum established

Kim Q waived the approval of the minutes

Dean H- presented his concerns for the transfer of the WWTP to the REC association. According to the NCDENR an operational agreement needs to be in place within the community's covenants.

Recently a vote was sent out to put an operational agreement in place in each of the covenants of all three (SS,HOA and REC) associations. Kim Quinn stated that as of now the vote will not pass.

After some discussion a motion to have attorney's Charles Meir and Sam Potter work with the state to get the operational agreement language needed to satisfy the state and to get the community's approval. The vote on this motion was 6-0.

Roads were discussion:

REC proposing to take all roads on the SS:

Bumble Bee was conveyed to REC in October 2017(?) and recorded

Tower Court may have been conveyed in the past but never recorded

Observation Lane (my notes are vague)

Ocean front (condo rd) can be transferred but will need some discussion with HOA president and HOA attorney

Not vote on roads.

Boat Slips:

Currently 25 boat slips in Marina and Kim Quinn has a permit for 10 more but the permit for these are outside of marina. Kim is proposing to put them inside marina if CAMA will allow.

Landscaping:

Andrew Sanderson was not present. Kim presented a proposal that he and Andrew discussed. Two major adjustments would be to have The REC would carry the contract for all common areas. Two: depending on the type of property each type would have a separate landscape charge (i.e. multi-family, town home and single family).

Treasurer Report:

Current bank balance
Delinquency list
Over Budget items

Project quote requests:

The list includes:
Boat ramp revamp
Sea Wall on Tower Court
Remodel Clubhouse
Open lot on ocean side (deck with seating)

Jake Davis stated that Chris Lumpkin could give us a proposal to get quotes for these items.

Misc. Items:

Jake has been trying since June 27th to get a quote from Spectrum for internet for the clubhouse and WWTP.

Jake said the hoop for the basketball area has been ordered and will be replaced.

September 1st is the date for the shed by the WWTP is to be moved.

A water meter will be added to the ocean side on November 5th the water for the whole community will be unavailable for part of this day.

Flood insurance on the WWTP needs to be updated.

Security gates and codes needs an update to a system that has codes assigned to individual homeowners.

Spending authority:

Motion: The president can spend up to a \$1,000/month if within a month an expense is over \$1,000 and under \$5000 the authority of the president and the treasurer is required. Anything over \$5000 requires BOD approval.

Vote was 6-0

Next meeting October 19th 3pm