

QG Recreation BOD Meeting 2/8/19

Quorum Established:

In-Person: Kristine Perry, Billy Sutton, Bonnie Moore, Kim Quinn, Sylvia Jurgensen

On- Phone: Ron Brown and Victor Santoro

Additional Attendees: Gary Ange

Agenda Items

1. Meeting Minutes from 1-25-19 approved and published
2. Gates
 - a. Three quotes
 - b. 1st quote to put it back pre-storm, 9K
 - c. 2nd and 3rd quotes are key pads and key scan cards at Ocean entry, sound side entry, two pool gates and bathroom doors to clubhouse.
 - i. Locksmith Security Personnel, first bid 22K
 - ii. Palmetto Southern, first bid 35K (verbal)
 - d. ACTION: Quotes to be fine tuned to ensure a direct comparison and new report on next BOD.
3. Sea Wall Stabilization
 - a. Engineer issued a letter stating his professional opinion. (See Attached)
 - b. Board has agreed to insert posts in the embankment and keep watch on changes. Gary Ange on behalf of Kim Quinn will ask Sanderson Landscaping to support and help place those stakes and keep watch.
4. Generator
 - a. Circuit board electrical short from the storm. Parts ordered and being replaced. This was requested of Premier in the fall after the storm and it was not followed through.
 - b. This expense needs to be added to the insurance claim. This cost is not coming out of the assessment funds. Gary Ange on behalf of Kim Quinn will work with the insurance adjuster to ensure this is amendment on the insurance claim and that the installation is completed.
5. Assessment Expectations- Oversight
 - a. The board has not hired a person for oversight. This is a critical item for oversight to stay on track. Gary Ange has been providing significant oversight. The board recommends that we need consider oversight by Gary via KMQ, Inc.
6. Fund Oversight
 - a. Premier will not separate the funds. Their system will only allow them to keep these funds separate by line item in the current Queen's Grant book keeping system.
 - b. Kristine Perry and Gary Ange on behalf of Kim Quinn met with several CPA firms to discuss their ability to support management of the assessment funds. There will be costs associated with this service such as set-up, accounting support, etc. This keeps the assessment funds separate and ensures that there are two signatures and approvals on all outgoing funds.
 - c. **MOTION: The board should hire Miller and Company with offices in Wilmington and Burgaw, NC for oversight of the assessment funds. Motion made by Sylvia J, 2nd by Billy Sutton. All in favor, none opposed.**
 - d. Kristine Perry and Gary Ange on behalf of Kim Quinn will work to secure contract, transition, contacts/owners, issuance of invoices, recording of deposits and check writing authorities with First Citizens bank using Miller and Company RID process.
7. Clubhouse Repairs
 - a. SJ/KP/BM walked through the clubhouse. Each have walked three contractors through the clubhouse for initial review.
 - b. Scope of work in process with a goal to have the scope of work in place by Friday, 15th.

- c. Need evaluation of HVAC, Electrical and Plumbing
- 8. Pool
 - a. Pool was built 35+ years ago. Was plastered and repaired multiple times which has caused the walls to be weak. Carolina Swim is going to hydro-blast it back to the old concrete allowing us to decide if we go with liner or plaster. Liner will last 10 years. Plaster will require painting every 2 years.
 - b. Ron and Victor presented their assessment, and both recommend plastering the pool versus putting in a liner.
 - i. Plaster ~50K
 - ii. Liner ~ 10K more
 - c. Final estimate due
 - d. Recommended also put forth to eliminate the hot tub.
- 9. MOTION: To close the meeting, motion by Bonnie Moore and 2nd Kim Quinn. All in favor and none opposed.