

From: Bonnie Moore [mailto:lilgynxs@yahoo.com]
Sent: Saturday, April 27, 2019 8:26 AM
To: Gary Ange; Pam Starnes
Subject: FW: QG Special Assessment Communication

I don't see this communication posted to the website. Will you check behind me and if it is not posted will you kindly post.

Thanks!

Bonnie

Sent from [Mail](#) for Windows 10

From: [QGRA Board Of Directors](#)
Sent: Tuesday, April 16, 2019 8:52 AM
Subject: QG Special Assessment Communication

Queens Grant Recreation Association, Inc.
Queen's Grant Owners,

We are officially into April and Spring has now Sprung! The beach is starting to buzz with visitors and before you know it, we will be in full season mode. Since the last community update in March, the Recreation Board has worked tirelessly to make progress with the assessment as well as some general on-going community needs. This update includes some very key items that we ask everyone pay attention. As always, we encourage the community to routinely visit the website for bi-weekly updates which can be found in the posted Recreation Board meeting minutes.

Assessment Update:

- The board is now fully engaged with Miller & Company, CPAs P.C, to invoice, collect funds and manage outgoing assessment payments. As of 4/15/2019, we have collected 92% (100 out of 109) of the initial assessment payments which has allowed the Recreation board to act on our critical items.
- Please note that a 1% late fee per every 30/31 days late will be incurred for all late assessment payments. Late fees will be applied on the first day after 30 days and every 30 days thereafter.
- Several members have requested to pay their assessments with credit cards. Unfortunately, at this time, Miller & Company is not set up to receive credit card payments. We are exploring if we can add this payment option on future assessment payments but at this time, credit cards will not be accepted for the first assessment payment.
- Pool and Clubhouse projects have been awarded and work is underway. This work is targeted to complete in May/early June timeframe. Please be patient with these dates as all of Topsail Island is in the remediate and repair mode. This scope of work includes restoring the Hot Tub to working order for the season, but must be cost efficient. We do expect that there are some additional costs associated with ADA requirements which has not been

scoped at this time. We expect to learn more when the pool permits are issued. Pender County must thoroughly review and inspect our pool facility and issue a permit.

- Road/Storm Water Swale Repair has been awarded and work completed with the exception of the restoration of the landscape around this area.
- Vendors have been approved for Fencing and Entry and Exit gates. Work has not started as final contracts are needed.
- Assessment of the Beach Access is being resourced and any repairs needed will be expedited.
- A detailed assessment tracker has been created and is posted to the website. This tool is being utilized by the board to track project status (approved, in-process, etc.), cost versus budget and will be updated as we continue to progress with the special assessment activities. A link to the site is as follows:
<https://queensgranttopsail.com/hoa/recreation/special-assessment-2019/>

Premiere Management Transition:

The Recreation board has selected Tide First Management to provide accounting services for the QG Rec Association for the period of May 1, 2019 to December 31, 2019 as a short term solution replacing Premier. Tide First Management will ONLY provide accounting services. James Matthis, CPA will be on site for the Annual meeting. They will accept credit card payments, establish a website, and perform as Premier did for the accounting of QGRA. They will NOT be responsible for property management services. The board has elected at this time to not hire another property management company or on- site property manager for the 2019 season as we are focused on exploring and defining the needs of the community from a property management company or individual as well as the cost impact to our community.

With that said, the board will soon develop a survey to determine what the community would like to see with respect to property management as well as other areas of our community. Your feedback will be valuable and much needed to ensure decisions moving forward are in alignment with the community's desire for Queens Grant. Please ensure your feedback is in line with Recreational oversight only.

As a reminder you can communicate with the QGRA BOD through a community email, ggtopsailnc@gmail.com

WWTP Declaration:

A community wide notification was sent on March 20, 2019, addressing the need for a declaration change required by the State. This is critical and could have significant impact to our community. Please ensure you review the specifics of the letter. The Recreation board requests that you vote "yes" for the amendment and comply with the request of the letter, those being: submit a proxy, vote as indicated on the letter, email to Premier or come prepared to the annual meeting to vote in person..

H06 Letter:

Several owners have requested a letter stating the breakdown of the assessment to delineate storm damage versus community updates. This letter has been issued via a communication from Premiere. Follow this link to access the letter. <https://queensgranttopsail.com/wp-content/uploads/2019/03/QGRA-assessment-HO6-insurance-letter-2.pdf>

Annual Meeting:

The annual meeting is scheduled for May 4th at 9:30, check in will be slow as we want to verify all member data at that time. Please try to come check in around 9am, we should be finished by 1pm. The board has secured The Breezeway restaurant at Topsail Beach as the clubhouse will not be available at the time of the meeting. As we normally have an annual party, we have decided to continue with this annual event in a slightly different format given the situation. This year we will have a Family style Pig Pickin'. To minimize cost, we are asking the community to please BYOB (bring your own booze) as well as a side dish to share with our neighbors. The community will provide non-alcoholic beverages. We will gather at the Picnic area in the front of the community, so please bring lawn chairs and join us for a relaxing and laid-back evening.

Election of Officers:

It's time for election of officers. At this time, Bonnie Moore and Victor Santoro's term on the board is up. Bonnie and Victor have agreed to be nominated for an additional term, thus seeing us through the Assessment and into 2020. Therefore, during the annual meeting we will nominate board members, immediately followed by a vote to elect the board seats expiring in May. Below is a reminder of the board members, positions and terms.

Board Member	Title	Term Date
Kim Quinn	President	2020
Victor Santoro	Vice President	2019
Kristine Perry	Treasurer	2021
Bonnie Moore	Secretary	2019
Billy Sutton	Member At Large	2020
Ron Brown	Member At Large	2020
Sylvia Jurgensen	Member At Large	2020