

Queens Grant Recreation Association  
Board of Directors Meeting  
Friday, March 20, 2020

Present: Kristine Perry, Jim Hepner and Susan Griffin  
On the Phone: Ron Brown with Victor Santoro Proxy (See attached email)  
Not Present: Kim Quinn and Sallie Dickinson

The Board reviewed the financials for both the Rec Association and Capital Assessment. It was agreed that going forward Susan would review the YTD Actual vs. Budget only. All other financial documents are available on line and will be sent to BOD for review. After discussion with James Matthis regarding late fees, Kristine Perry made a motion that no late fees will be added until 60 days and that there would be no exceptions at that point. Jim Hepner seconded the motion and it was approved.

The Board reviewed the email sent by Gary Ange (see attached) regarding the status of Bulkhead and Boat Ramp repairs. Gary informed the Board about the need to decide if we install fixed or floating docks. The Board decided to postpone the decision until they have pricing for both options. They agreed that the information in Gary's email should be shared with all homeowners.

Susan presented a quote from Greenville Pools to get the hot tub repaired. Carolina Swim was also asked to provide an estimate but has not been on site to do the diagnostic testing. Susan was told that they were behind schedule due to rain and upcoming season. Jim Hepner made a motion to move forward with Greenville Pool performing the work. Kristine Perry seconded the motion and it was approved.

The insurance for both the Clubhouse and WWTP is coming up for renewal. Susan has met with Zach Sinclair regarding policies and coverage. Mr. Sinclair suggested that we have a Licensed Commercial Appraiser come out and do an appraisal on both the Clubhouse and WWTP to ensure we have adequate coverage. Susan contacted Earl Jones out of New Bern who is a Licensed Commercial Appraiser who can perform the appraisal for an estimated cost of \$1500-\$2000. During the discussion, James Matthis agreed that this was a necessary step and should be done as soon as possible. Kristine Perry made the motion for move forward with the insurance appraisal. Ron Brown seconded the motion and it was approved.

The Board discussed the 6-yard dumpster we have on site and how to prevent extra pick ups due to construction debris in container. Kristine Perry made a motion to have East Coast Consolidated install a lock bar on the container. Jim Hepner seconded the motion and it was approved.

There is still a vacancy on the Board of Directors. Kim Quinn nominated Jim McGee to fill that position. No one had any other candidates for the position. Ron Brown made a motion to invite Jim McGee to join the Board of Directors. Jim Hepner seconded the motion and it was approved.

Jim Hepner gave a recap of meeting with Mike Rose, regarding ADA compliance and beach accesses. Per the Topsail Beach Town Planner Queens Grant is not required to install an ADA beach access. Topsail Beach is still waiting to get final parameters from CAMA regarding beach accesses. Mike will be in contact once that information is provided.

The Board discussed Gary's email (see attached) to Puratech regarding their invoice for work done after Florence. Gary has contacted Charles Meirer about the matter and we are currently waiting to see what response we receive from Puratech.

The Board discussed getting a post office box for the Rec Association. Jim Hepner made a motion to allow Susan to obtain a post office box for all Rec Association mail. Kristine Perry seconded the motion and it was approved. Susan informed the Board that she is looking into a locker system to be installed at the Clubhouse that would allow residents to get large packages delivered. This would keep delivery people outside of the gated part of our community.

The Board agreed to one time a month meeting instead of the scheduled every other month meetings. This is an effort to keep the meetings to a manageable time frame. The next scheduled meeting is April 17, 2020 at 4:00 pm at the Clubhouse.

Ron Brown made the motion to adjourn the meeting. Kristine Perry seconded and the motion was approved.



Compose

Inbox 15

Starred

Snoozed

Sent

Drafts

Bulkhead Repair

Carolina Swim

Gary Ange 3

Greenhill

James Matthis

 Susan +

No recent chats  
Start a new one

**kperry56@nc.rr.com**

to Jim, me, Gary, Kim, Ron, Sallie, Victor

I will be attending in person too.

Sent from my iPhone

On Mar 18, 2020, at 5:24 PM, Jim Hepner <[jim@jhps.com](mailto:jim@jhps.com)> wrote:

**VICTOR SANTORO**

to Sallie, me, Gary, Jim, Kim, Kristine, Ron

I'm going to try calling in, but I had complications during surgery that may prevent n  
If I can't make it I'd like Ron Brown to have my proxy.

Thanks, Victor

Sent from my iPhone

On Mar 18, 2020, at 4:01 PM, Susan Griffin <[ggcommunitymgr@gmail.com](mailto:ggcommunitymgr@gmail.com)>

<QGRA BOD Agenda 3.20.20.pdf>

## Fridays QGRA BOD Meeting - Bulkhead/Ramp Update

1 message

Gary Ange <gary@kmaq-inc.com>

Thu, Mar 19, 2020 at 2:23 PM

To: "salliedickinson@yahoo.com" <salliedickinson@yahoo.com>, Jim Hepner <jim@jheps.com>, Ron Brown - 215E <ronb8444@gmail.com>, "kperry56@nc.rr.com" <kperry56@nc.rr.com>, "Victor Santoro (vnsbeachbum@aol.com)" <vnsbeachbum@aol.com>, Kim Quinn <kim@kmaq-inc.com>

Cc: Susan Griffin <qgcommunitymgr@gmail.com>, "tobin@rsnet.org" <tobin@rsnet.org>

I will not be attending the BOD Meeting on Friday. It's time for Susan to lead these meetings and she's doing quite well handling daily issues. She and I will continue to meet and discuss daily issues for a while longer. Having said that I'm giving you an update by email regarding the status of the Bulkhead/Ramp repairs. Also, see her latest Newsletter, it has pictures of ongoing and completed work. I will continue to manage TJ's Marine and other contractors regarding the Capital Assessment completion. This has been an exhausting process for us all.

TJ's Marine has done a remarkable job. The bulkhead around Tower Court could be finished, except for the replacing transient docks, on Tuesday of next week. They hope to start on the ramp by Wednesday next week. Once the ramp work is started it will be down for an "estimated" 3 weeks, hopefully sooner depending on the cure time for the concrete and weather. We have lost 10 days or more due to rain and equipment breakdowns and Toby has made up some of that time, but not all. That puts the ramp availability to around April 16. Again depending on weather and unforeseen issues. The transient docks will be the next to go in, hopefully by April 30. We are still looking at a combination of floating/ fixed replacement docks. By the way, NCDEQ (CAMA) has given us verbal approval to add slips on the North and South sides of Tower Court. Price will be a significant issue as aluminum gangways and floating dock prices are expensive. We'll also need to address the replacement of electrical and water sources along the North side of Tower Court as well as access points along that portion of wall.. Landscaping/Irrigation/Sod will go last, I'm meeting with Sanderson next week to start that planning process.

As of February 29 we have \$960K in remaining cash for these Capital Improvements. Your BOD package Susan sent will have the Feb YTD reports for your review. I am still very hopeful we will come in at or under the "estimated" budget we put forward to our community last year. Some items in that budget will possibly not get completed, i.e. Safety Fencing between the Clubhouse and Pool, Clubhouse Awnings, etc. We have prioritized every dollar spent in this process and repaired/replaced those items necessary to be in compliance with State and Local permits and to meet the safety needs of our community. We did have administrative fees and costs of \$44K that were not itemized in our budget, as well as about \$20K in engineering costs not line item budgeted. I still hope we can make a significant contribution to our Reserves as budgeted.

Please remind all that QG is still in a heavy construction site and owners and guests should stay out of any and all areas that are under construction. Also, please have owners and guests refrain from questioning any contractor about timing, there are still many variables left to work out.

The overall picture is still quite encouraging for our community to be put back together by the end of April 2020. Well before Memorial Day, which was our early guess on timing in November of last year. I trust this helps with some questions you may have...

After the BOD meeting tomorrow I'd like to send this kind of a similar email to all owners. Please direct all comments, questions, issues with Susan tomorrow or with me directly ASAP before I send it.

Regards,

Gary Ange

KMQ, nc.

910 547-2955

**FW: Clubhouse Invoice**

1 message

**Gary Ange** <gary@kmaq-inc.com>

Wed, Mar 18, 2020 at 2:00 PM

To: "christy@puratechrestoration.com" &lt;christy@puratechrestoration.com&gt;

Cc: Kim Quinn &lt;kim@kmaq-inc.com&gt;, Susan Griffin &lt;qgcommunitymgr@gmail.com&gt;, "kperry56@nc.rr.com" &lt;kperry56@nc.rr.com&gt;, "cdm@mwglaw.com" &lt;cdm@mwglaw.com&gt;, "Victor Santoro (vnsbeachbum@aol.com)" &lt;vnsbeachbum@aol.com&gt;, Ron Brown - 215E &lt;ronb8444@gmail.com&gt;, "salliedickinson@yahoo.com" &lt;salliedickinson@yahoo.com&gt;, Jim Hepner &lt;jim@jhps.com&gt;

Christy, Thanks for the call. I have reviewed the attached documents. Both document and pics indicate what needed to be done and were titled pre-work inspection. Our contractor did a great deal of work in this area. Nothing tells or shows us what was actually done by Puratech to actually remediate these issues. Without that documentation and proof of work (with dates of work performed) we cannot approve any payment to Puratech. If you have solid documentation on actual work/remediation completed by Puratech please forward to me so I can advise the Board of Directors for clarification of this \$18K expense. We will, only, address work Puratech actually completed at the direction of our BOD. This has the same documentation and queries issues that the QG Soundside ultimately had our attorney address regarding billings that were incorrect and for work that was not completed and yet we were billed. At this point we believe our contractor handled all these issues, however, if you have proof otherwise please send to me and we can address and solve quickly. I do not believe this is a negotiable point unless we have proof of work completed.

It has been more than a year and we are now just getting this documentation. You did mentioned that you were sending communication to 926 North Anderson Blvd. TB, NC which is not a mailing address only a property address. It is also a fact that Jake Davis, Premier Management signed the Emergency Service Agreement for "Queens Grant Soundside" back on 11/18/18 with an address of 953 Tower Ct. (which is not the clubhouse address) unbeknown to us at Queens Grant Recreation Association, Inc., and not an authorized representative of Queens Grant Recreation Association, Inc. which has the Clubhouse responsibility. So, there is not an agreement with Queens Grant Recreation Association, Inc.

**From:** Christy Shade [mailto:christy@puratechrestoration.com]**Sent:** Wednesday, March 4, 2020 11:12 AM**To:** Gary Ange <gary@kmaq-inc.com>**Subject:** RE: Clubhouse Invoice

Gary,

Here are the photos and an onsite list of what was done and the amount of equipment placed on the property; if you need anything further please do not hesitate contacting me.

Thanks again for your assistance.

*Kind Regards,**Christy Shade***From:** Christy Shade**Sent:** Wednesday, March 04, 2020 10:33 AM**To:** 'gary@kmaq-inc.com' <gary@kmaq-inc.com>**Subject:** Clubhouse Invoice