

Queens Grant Recreation Association
Board of Directors Meeting
Friday, April 17, 2020

Monday April 20, 2020

Present: Kristine Perry, Jim Hepner, Kim Quinn, Gary Ange and Susan Griffin
On Zoom Conference Call: Ron Brown, Victor Santoro and Jim McGee
Absent: Sallie Dickinson

The Board reviewed the financials for both the Rec Association and Capital Assessment regarding all A/R aging reports. Victor Santoro made a motion that homeowners should be notified of impending lien actions before the actual lien is placed on property. Kristine Perry seconded and the motion carried.

Gary Ange reviewed the spreadsheet (see attached) regarding the status of Bulkhead and Boat Ramp repairs. All Bulkhead repairs are complete and the Boat Ramp will be open on Tuesday April 21, 2020. Landscaping remaining areas around Tower Court and Boat Ramp will begin in the next few weeks.

Susan Griffin reviewed the status of the Hot Tub repairs. There has been a new heater installed and are waiting on a new motor for the jet pump to be installed on Tuesday April 21, 2020. The new motor for jet pump was not included in original quote from Greenville Pools and Spas. Victor Santoro is opposed to putting more money into repairs of the hot tub. The Board decided to move forward and get the unit operational for the 2020 season. The pool inspection is scheduled for Thursday April 23, 2020.

Susan Griffin reviewed the Insurance Appraisal status with the Board. The appraisal was sent to Susan on Friday, April 17, 2020 but too late to include in the Board's packet for meeting. The report will be sent to Board members along with minutes of the meeting for review. The report does not include pricing for the equipment of WWTP so Susan is working with Doug Haggett and Wayne Ziglar to provide current figures for equipment. Susan is still working with Zach Sinclair to determine what constitutes "the building" and what constitutes "equipment" for the WWTP policy.

The Board reviewed the New Owner Packet designed by Susan Griffin to be given to new homeowners when they purchase property in the Community. No one had any problems or concerns with the packet.

The Board discussed the options of renting out the clubhouse to homeowners, renters and or outside individuals. After much discussion, the Board agreed the Clubhouse will be available to homeowners only. There will be a \$250 security deposit required that will be returned if the clubhouse is clean with no damage after the event. Homeowners will be required to reserve the date and time through Susan Griffin. Susan will also be responsible for inspecting the premises after the event to ensure cleanliness of facility. Jim Hepner made the motion to accept the Clubhouse terms, Victor Santoro seconded and the motion carried.

The Board asked Susan Griffin to contact all homeowners and ask if they use their home within Queens Grant as their primary residence, second or vacation home or a rental property. This is so the Board can have an idea of how many homes are in each category. This will be on a strictly voluntary basis and the information will be for Queens Grant purposes only.

The Board had much discussion regarding the parking issues and beach accesses on the Ocean side. There have been a few issues with Sound Side residents driving over to the ocean side and using parking spaces that are intended for Ocean Side residents and their guests. Kim Quinn suggested the vacant lot between Buildings D & E be converted into a parking lot and have main access there. The Board decided to bring that option up at the annual meeting in October. The Board asked Susan to continue to put reminders in the monthly newsletter asking SS residents to either walk over, park in clubhouse lot or drop off gear and then park on SS.

With the budgetary constraints that the Board is currently under, it was recommended that at this time the Board only install one (1) beach access that will span both dunes for all residents. Then the question became if only construction one (1) access where does it go? Jim McGee made a motion for all Board members to speak with residents and review the options and email vote as to location in by Friday April 24, 2020. Jim Hepner seconded and the motion carried.

The next BOD meeting will be held on Friday, May 15, 2020 at 4pm. The Board can attend in person at Queens Grant Clubhouse or by Zoom Conference Call.

Susan Griffin
Queens Grant Community Manager

4.15.20

\$1,566.4 Total Income, Including Initial Insurance
 \$0.0 A/R 3.31
 \$694.5 Expenses thru 3.31.20
 \$871.9 Balance 3.31.20
 \$86.7 A/P thru 4.15.20
 \$785.2 Cash on Hand 4.15.20
 \$546.4 We Owe TJ Marine
 \$11.1 We owe Gary Greene
 \$46.1 Landscaping
 \$45.0 Beach Access
 \$1.5 Greg Miller

\$135.1 Remaining Cash for Project

Budget	Expense Actuals 4.15	Cash 3.31	Cash 4.15
OGRA Capital Assessment Budget			
LANDSCAPING/TOWER CT BULKHEAD	\$0.00		
FENCING-WWTP	\$0.00		
POOL FENCING	\$15,009.47		
POOL REPAIRS	\$112,132.61		
ENTRY_EXIT GATES AND ELECTRONICS	\$0.00		
ENTRY POOL GATE (2) ANDELECTRONICS	\$50,549.30		
CLUBHOUSE	\$108,381.40		
CLUBHOUSE/POOL AWNINGS	\$0.00		
WWTP EXTRA PARTS/REPAIRS	\$24,080.25		
DOCKS AND SEA WALL	\$291,022.46		
BOAT RAMP	\$20,386.50		
SAFETY FENCE FOR POOL/CLUBHOUSE	\$0.00		
RESERVES	\$0.00		
Landscaping Repairs - August BOD	\$0.00		
Pool Furniture	\$13,160.00		
Miscellaneous	\$0.00		
Bank Fees/Property Managment	\$53,411.27		
bulkhead Repairs	\$6,349.50		
Beach Access	\$0.00		
Total	\$1,399,996.00		\$12,844.00
	109 Units	Per Unit Assessment	
Insurance Proceeds	\$164,801.69		
	\$1,568.17		
	\$1,566,365.86		
	\$694,482.76	\$865,358.27	\$785,218.27