

Queens Grant Recreation Association
Board of Directors Meeting
Friday May 22, 2020

Wednesday May 27, 2020

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

The Board reviewed the financials for both the Rec Association and Capital Assessment regarding all A/R aging reports. The Board asked for the past due homeowners for the Capital Assessment be sent to Charles Meier for follow up.

Susan Griffin reviewed the status of the Hot Tub and Pool. The Hot Tub passed both Topsail Beach and Pender County Inspections. Both the Pool and Hot Tub were opened to homeowners on Friday May 22, 2020 at 6:30 am.

Susan Griffin presented to The Board a quote from EZ Dock as well as approximate pricing from Yakport for installing a Kayak launch on the Sound Side. Jim Hepner asked that Susan contact EZ Dock to see what the price would be for a gangway and floating dock with no kayak launch attached. Ron Brown made the motion to install ladders on the dock not to exceed \$1,500 as a temporary solution. Sallie Dickinson seconded and the motion carried.

Susan Griffin reviewed the Handy Man search to perform small jobs throughout the Community. She spoke with Sweetwater and their price was \$60 per hour. Susan also reached out to Jay Lancaster with no response. Victor Santoro suggested the Board speak with Scott Catapano regarding the jobs but Sallie Dickinson stated that the Board had been told by Charles Meier (HOA Attorney) it was not recommended to have a homeowner as an employee. Mr. McGee suggested Susan contact Lilian Jernigan who had performed work for him personally and the Board agreed.

The Board asked Susan to get quotes to replace the lights on all beach accesses. Susan suggested that the new lights should be turtle friendly and the Board agreed. Susan will present 3 quotes for replacing the lights.

Susan Griffin reviewed that there have been complaints about cars parking in the grass along Observation. There was discussion as to where to start with rope barrier in an attempt to keep people from parking on grass. Ron Brown made the motion to install rope barrier around the parking pad across from the basketball court and the parking pad at the Marina. Sallie Dickinson seconded and the motion carried.

Susan Griffin presented to the Board the option of having Password Protected pages on the website for each HOA financials. Susan reminded the Board that as non-profits, each association has to make their financials available upon request. The Board decided not to institute Password Protected pages at this time.

Susan Griffin asked the Board and received permission to post in the June Newsletter that the Clubhouse will be available for rent to homeowners.

Susan Griffin asked the Board to start thinking about the boat trailer parking area. Her suggestion was to gravel lot, assign spots and stickers to boat owners. There was much discussion on this topic and in the end the Board decided that this would be a long-term project for Susan that would need to be implemented in the off season. The Board asked Susan to obtain an active roster of boat owners in the Community. The Board agreed to move forward with a survey of the WWTP "repair area" next to trailer parking. The survey will help us get an idea of how much land we actually have for trailer storage.

Kim Quinn told the Board that he had donated the current furniture in the Clubhouse and that his decorator would be here to decorate in the next two weeks. The approximate cost of the décor is \$3,000.

The next BOD meeting will be held on Friday, June 19, 2020 at 4pm. The Board can attend in person at Queens Grant Clubhouse or by Zoom Conference Call.

Susan Griffin
Queens Grant Community Manager