

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

Tuesday July 21, 2020

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

President's Comments – Kim thanked everyone for attending and Bill Cilento for coming in to speak with the Board. He informed the Board that the pool and hot tub are up and running and have been for the season except for one day the hot tub had a leak, but it was back open within 24 hours. He said main issues facing the Rec Association are trash on the property, dog waste and lawn care maintenance. He would like for the August meeting be a 2021 budget meeting where the Board will be able to review the 2021 budget and ask questions before it is presented to the Community. He feels that the community is appreciating the enhancements we have implemented to date.

Bill Cilento spoke and expressed his appreciation of the Board's efforts in maintaining and enhancing the Community. He has been living on site for the past 16 weeks due to Covid 19. During his time here, he has noticed some items of concern.

1. There seems to be an excessive number of renters in general as well as the number of renters per unit, which worries him about the overuse of the community amenities by renters and the damage that is being done to the community. For example, too many cars per unit and cars parking on the grass and damaging sprinkler heads. Bill asked if there could be limit of the number of renters allowed per unit?
2. Bill mentioned that the Boat Trailer Parking area has more trailers than slips in the Marina. He asked the Board to look at a long-term solution to owner/renter trailer parking.
3. Dog waste seems to be a recurring theme. This is something that has been addressed in the Monthly Newsletter but still seems to be a problem.
4. Grills are being used under the carports and on decks of units.
5. Boats and Jet Skis are getting caught under the day dock when the tide rises. Bill has concerns that this will cause damage to the new day docks.

Kim expressed his appreciation for Mr. Cilento's comments and suggested the Board create a list of Rules and Regulations to present to the Community at the annual meeting.

The Board reviewed the financials for both the Rec Association and Capital Assessment. The Capital Assessment A/R has one owner that will receive a lien notice the week of July 20, 2020. Kim Quinn suggested that the remaining balance of the Capital Assessment be sent to James Matthis to be placed in a Money Market Account that will be reserves for the Recreation Association. Close out of Capital Assessment account will be complete by August 15, 2020.

Susan Griffin informed the Board that the WWTP is running within our State/County permit requirements. Additional expenses that will exceed the monthly budget could be incurred in the near future to replace aging/faulty equipment (PLC repair/replacement, fans etc.). Pump Station Solutions, plant operator, is having an Evoqua Technician (Water Quality Company that specializes in Waste Water

Treatment) to come on site to review PLC software, equipment and processes and make recommendations for replacement. There will be significant work needed in the surface drip field during the off season to get the system ready for the 2021 season. Bill Fox has approximately 37 more hours in his contract to update the process and procedures of the Plant. He is working with Pump Station Solutions and Susan Griffin to create a procedure manual that will be kept on site.

Kim Quinn reviewed Susan's contract with Board members and asked if anyone had any concerns or questions regarding Susan's responsibilities. The Board is satisfied with her performance at this time.

Susan Griffin presented a quote for weep hole maintenance, weep hole filters aid in the removal of ground water through the bulkhead to the waterway. The Board accepted the proposal. Water Works will perform monthly weep hole day dock ladder maintenance beginning August 1, 2020.

Susan Griffin reviewed the Sod Warranty from Sanderson Lawn for all new sod. The warranty expires on August 7, 2020 where the maintenance and care of the sod will be transferred to Incredible Lawn.

The Board decided not to use personal emails but list one email [qgtopsailnc@gmail.com](mailto:qgtopsailnc@gmail.com) for homeowners to address their concerns to the Board. Susan Griffin will be responsible for checking the account daily and forwarding the emails to the appropriate party.

Kristine Perry made a motion to adjourn the meeting, Sallie Dickinson seconded and the motion carried.

The next BOD meeting will be held on Friday, August 14, 2020 at 4pm. The Board can attend in person at Queens Grant Clubhouse or by Zoom Conference Call.

Susan Griffin  
Queens Grant Community Manager