

Queens Grant Board of Directors Meeting
4/28/2021 7:00 pm
Zoom

Members Present: Jim Hepner, Sallie Dickinson, Bill McLean, Victor Santoro, Ron Brown, Jeremy Lemaire (CM)

Pool Status/Opening

- Passed inspection
- Skimmers are replaced and coping back
- Buy vacuum line
- Furniture out
- Pump out hot tub
- To open May 1st
- Jeremy to put out an email (tmrw, Thur) to the community that pool will be open Saturday, May 1st reminding of hours of operation; update/set codes

Seawall Update

- In contact with Hal (Allied Marine) to get it done; Incredible lawns to pull up sod before work is to be done
- Still not sure of the exact date when to be done

Insurance Update (not flood)

- Budget: \$25,000
- Quoted: \$27,767
- Ask Zach about pollution (not in quote)
- Ask Zach about flood (not in quote)

Finance Update

- Approx 21k in open AR
- Keep at 60 days late fee for this quarter

REC Committee Update

- Emails sent; not a lot of response; Victor will have more time in future
- Ideas - volleyball net; kayak launch
- Generate revenue?
- Mary Kate Lambeth has some good ideas
- 60% of revenue has to be from assessment

Tower 2 building

- Kim wants to deed tower to the historical society
- Society seems to want with no restrictions
- No deed? Maybe deeded to REC in 2009?
- Pender County GIS states R&Q

- With no restrictions (no assessments, wants to do tours, what about parking)

Other Community Manager Updates

- Basketball goal - been repaired
- WWTP
 - APS installed a bypass valve and dug out access area
 - Wooten (sucker truck/service) to remove liquid and media
 - APS (Stefan) to be back next week to review issues
 - Should be done in the next 2 weeks
 - B Fox has been a great asset
 - Drip lines pulled up
 - New lines to be in soon and installed soon
 - Fix ball valves
 - Suggesting tarping solution to eliminate vegetation growth on drip fields

Sallie motions to nap/adjourn, Ron seconds; motions passes; 8:51pm