

Queens Grant Soundside 2022 Annual Meeting

MINUTES

October 22, 2022, 1:30pm

Breezeway Restaurant, Topsail Island

CALL TO ORDER/ROLL CALL – Sallie Dickenson called the meeting to order at approximately 1:30 PM

BOARD MEMBER PRESENT IN PERSON – Sallie Dickenson, Jeremy Lemaire, William Cilento, Bruce Cabral, Adam Burnham (NOT PRESENT Andrea Dabal and Jeremey Lemaire)

MEMBERS (UNIT OWNERS) PRESENT IN PERSON AND BY PROXY - 34

OTHERS PRESENT IN PERSON – VIKKI REHAK PREMIER MANAGEMENT

Incredible lawns update (see attached breakdown from Abraham)

- Sallie Dickinson – read aloud Abraham’s breakdown (see attached). If there are any issues, please call us.
- Bill spoke re: beautification project – Tower Ct should be completed this year 2 dead Palms coming out. If there are any issues, please call us.
- Hedge trimming? Two times per year in the Spring and Fall
- Ants? Will be built into lawncare and more aggressive this coming year
- Pest Control? HOA does not cover pest control just termite bond
- Sea wall is a problem, there is the sink hole, maybe try to lay fabric to hold soil? We cannot do stone. There is a spray foam solution We obtained quotes for this, and it was anywhere upwards of \$250k-\$750k. BOD decided to have Abraham (landscaper) continue to fill with dirt.

Budget

No questions on budget

Bill Cilento made motion to ratify budget and Sallie 2nd

Budget approved

Stormwater Permit

In the process of getting, it changed over. Kim Quinn will continue to pay throughout the 2023 year for inspections and maintenance. We are at the max total amount of BUA (built upon area) of impervious ground

Insurance

Duplex was less than anticipated approx. (\$80 less), therefore the lower assessment. Possibility of putting excess funds into reserves next year instead of lowering assessment.

We would like to change insurance agents and will investigate this further in February 2023.

If your insurance company is Escrowing for flood insurance, please notify Vikki.

New Projects Coming

- Power Washing of Townhomes and Duplexes in November
- Duplex painting trim and fixes in 2023

Board Election

Norman Goldbach (new member)

Sallie Dickinson Term Expires

1 meeting per quarter via zoom

Bldg. 1 and 8 project

4 homeowners from either building are present (decks only estimate passed out to them)

Stairs and Landings are not HOA responsibility

Open Discussion

- We no longer have an onsite community manager. Thank you to all the homeowners who have really stepped up to help this year. If there is an issue, please email Vikki at Premier and we will get whatever it is fixed.
- Driveways are homeowner responsibility
- Entrance keypad light not working Vikki to get this fixed
- See something say something

Sallie Dickinson Motions to adjourn Bill Cilento 2nd

Meeting adjourned at approx. 3:15am

We would like to thank everyone for the opportunity of having us maintain your landscaping needs.

The following is a brief break down of scheduled service (what has been done thus far, what to expect and some recommendations).

Scheduled Service (sound & Rec):

Jan-Feb – Pruning of all plants, shrubs and palms

Feb-Mar – Pre emergent weed control is put down on grass (2 application) and flower beds (quarterly). New Mulch is installed.

April – Scalping is done to grass and all plants and lawn are fertilized. All irrigation will be turned on and repairs will be conducted as needed. Seasonal plants

May-Oct – Mowing done weekly, 3 lawn treatments (weed and feed) are done and a pre-emergent in October.

Nov-Dec – Bi-weekly service conduct any maintenance as needed.

* TOPDRESS
* Aerate
* Seed

2022 Special Service done this year

* In March we began the beautification process, which had to be put on pause at the end of April due to the extreme heat and drought that our area of NC was experiencing. We began in the front just past the entrance on Tower Ct. and will be making our way down. We will continue this service in October. It is our intent is to have Tower Ct. completed this year, plant availability permitting.

* Refilled dirt along seawall multiple times.

* In the beginning of the season, I added some extra lawn treatment service (on my dime) to try better products to see how the it works, it actually did very well and maintained area pretty clean until I switched back to the normal products. Some of these products include micronutrients to the lawn.

* Nutsedge – (not your basic weed) has been very persistent this year. Nutsedge can be difficult at times to get rid of as these tubular weeds can build resistance to chemicals. This year I used a product that has given great results in the past (sedgehammer) but did not do well at queen's grant. The nutsedge yellowed up looked like it was about to die and then it came back stronger. Nutsedge is not a broadleaf or a grassy weed. Which requires a specialty treatment separate from your basic weed and feed.

* Fire Ants – Another item that has been very persistent this year, was treated with a combination of fire ant bates and Bifenthrin – which have lasted at most 30days.

What's next

* October- Fall Colors will be added i.e mums, pansies etc. to the entrance flowerbed. Beautification will continue.

* Irrigations will be turned off

* Jan- Dec 2023

Beautification: Continues spring of 2023 the plan is to have Observation Ln. and any small adjustment(s) to Tower Ct. completed with beautification. A walk thru of Bubble Bee ct. will be requested - as the new homes have new landscaping.

Price Increase and Why

Due to inflation, this year contractors have experienced a big hike in prices on all products to include gas, mulch, fertilizer, herbicides and lawn equipment (mower blades). Mulch is up 38%, Fertilizer 25% and herbicides like glyphosate up 90%-105%. According news reports and distributors fertilizer(s) may continue to go up for 2023. With this price increase you will be getting the following:

- * 1. Mulch- will be applied thicker. As it was applied thinner this year due to price increase.
2. Better lawn treatment products to include micronutrients and full nutsedge treatment with different product, to keep lawn at its best. To include a nutsedge treatment which was not in contract.
3. Increase fire ant treatment to be done every 45 days during season April- September to guarantee prevention that families and guest are not bitten.
4. Soil test will be conducted for each section. Will run to test per section test will include basic needs but most import is pH. Another test will be for nematodes. This will help answer some questions for some areas.

Areas of Concerns to address:

Sound Side

Pond Area on Bubble Bee. Was told, the area was going to resodded but has not been. Some areas within the pond have begun to erode. We try our best in keeping the grass/weeds there longer to help prevent erosion. But its an area that needs to be addressed → up.

Rec side

In front of clubhouse. This year I had some extra Bermuda grass seed which was put down with no success. This could be for a couple of reasons.

1. The pre-emergent applied in February prevented the seeds from germinating. Pre-emergent (which dose nothing for nutsedge) will prevent grass seeds from germinating for just over 4 months and sod from growing up to 2 months.

This area needs to be tilled, add soil amendment and sodded to have success. This could be done April/ May allowing the 2 months of pre-emergent (which is done in February) to break down.

- * Septic field area – When we received the Rec side. The shrubs along the street and within QG have always been overgrown. We recommend doing a 1-time cleanup where we cut them down to proper height or for a better cleaner look hedge. Consider converting many of those overgrown shrubs into something like a Podocarpus shrub which can be done in sections at a time. Would recommend this shrub in pool area as well.