

**Queens Grant Soundside HOA Board Meeting**  
**June 28th 2023**

**Attendees**

Bill Cilento, Bruce Cabral, Norman Goldbach, Adam Burnhams , Vikki Rehak.

**Minutes from last Meeting**

Norman made a motion to approve, Adam Seconded

All in Favor

Minutes approved

**Railings Update**

Issue is destined to go to court , Insurance will pay costs after \$2500 deductible which has just been reached

On attorne' s suggestion, the board is proposing to Lower the fine to \$50 per day and cease as of June 30th.

Bill makes motion to approve the proposal above, Norman Seconds

All in Favor .

**Landscaping**

Beautification project continues and issues with the lawn , which are widespread on the coast in 2023 are being worked on by Abrham and team.

**968 B Tower Court**

From an inspection it was found that the source of the leaks have been identified as coming from the vents. The Vents are not covered by HOA and are the Homeowners responsibility .

It was suggested that the Board / Vikki send out an email blast reinforcing this and distributing advice about Vent Inspections and the name of an approved contractor.

**Pests**

Topsail Island is currently experiencing a Rat Issue and so is Queens grant, the REC board has engaged Bugs etc to put down Bait stations and have follow up visits , current spend is \$1000. Bugs Etc also offer this service to Homeowners ( at Homeowners expense) to purchase bait stations and then have them serviced with a one time monthly fee

**Miscellaneous**

Next Board Meeting will be Q3 2023 , discussion topic Annual Meeting ( propose that we consolidate all HOA meetings on one day as per 2022)

Adam Called a motion to adjourn meeting , Bill Seconded , All in Favor  
Meeting Adjourned 8:36 PM.