

Queens Grant Soundside

NOTICE OF 2024 ANNUAL MEETING OF THE MEMBERS OF QUEENS GRANT SOUND SIDE ASSOCIATION, INC

Dear Queens Grant Soundside Homeowners,

Notice is hereby given of the annual meeting of the Queens Grant Soundside Association, Inc. to be held on Saturday, the 16th day of November 2024 at 12:00 PM (check in at 11:45 AM) at the Queens Grant Clubhouse located at 926 N Anderson Blvd, Topsail Beach, NC 28445.

Please bring appropriate chair/seating as this will not be provided.

The purpose of this meeting is to review and approve the 2025 budget, elect 2 directors to the board, and to transact any business that may properly come before the Association.

Enclosed please find the proposed 2025 budget, the 2024 Annual meeting minutes, and a Call for Candidates form. If you would like to nominate yourself or someone else for election to the Board of Directors, please fill out and return the form enclosed in advance of the meeting. You may only nominate someone else if you have spoken with him/her and he/she has agreed to serve on the Board if elected. Nominees are encouraged to join and participate in the meeting to assist with the introduction.

Also enclosed is a proxy form to authorize an individual to vote on Association matters at the meeting in your absence. It is important you authorize someone else if you are unable to attend the meeting. The form will serve as your vote and count as your property being represented at the meeting. You may still attend the meeting, reclaim your proxy and vote if your plans change.

Please mail the proxy form and your nomination form to the Homeowners Association at P.O. Box 12051, Wilmington, NC, 28405. You may also email (preferred) this form to your Association Manager: Vikki@PremierManagementNC.com.

Thank you,

Queens Grant Soundside Association, Inc Board of Directors

October 25, 2024

Fellow Soundside Homeowners-

I trust that your fall is off to a great start and look forward to seeing many of you at our annual meeting in a little less than a month. Our annual meeting will be a very important one for our Association as we face several challenges going forward. Please review the included budget proposal for 2025 so we can vote on it at the meeting.

We are very proud that we were able to complete a couple projects that were past due during the 2023-2024 cycle. First, we painted all the aluminum trim throughout the duplexes in the late fall of 2023 and early spring of 2024. Next, we completed the MFH deck surface replacement on Building 1&8. This project has been a long time in the making as it was originally scheduled to be done in 2018 but delayed due to the Hurricane. Both projects were funded through the reserve study.

That brings us to our 2025 budget. The 2025 budget includes a modest increase in general dues (6.3% or \$31.82/quarter). That increase is tied to a projected 10% in our general insurance lines (Crime, D&O, Umbrella policies) and the increase in cable/internet costs. We still get our cable/internet at a deep discount because we get corporate rates. The cost of cable/internet sits at \$85.42/month all in per unit.

Our duplex and MFH increases are more significant. These dues are only paid by the owners in their specific class. The duplex increase is the most significant (23.3% or \$471.78/quarter). There is one driver in the increase, Insurance. Just after our annual meeting last year, North Carolina Insurance Underwriting Association (NCIUA) passed a 48% rate increase which took effect 12/31/2023. In the budgeting process, the recommended increase was 10% on all lines except flood at 15% (due to Topsail Beach's rating change). Our flood policies are pooled and at varying rates based on the purchase date. Since the membership had already passed the budget, the Board chose to eat in the increase and take a loss in 2024. Unfortunately, we cannot absorb that increase going forward and present a balanced budget. On the duplex side the cost to insure each unit is roughly \$6,200, which represents roughly 62% of your overall dues. The other significant piece is the Reserve Contribution of \$1,607/per unit. This money is used for the repair and replacement of HOA covered pieces (listed on bottom of budget page).

On the MFH side the proposal is a 16.6% increase or \$373.96/quarter. This again ties to the insurance increase of 12/31/2023 and this year. While we are happy to finally get the decking replacement completed, in doing so we also depleted MFH reserves to roughly \$14k at year end. We returned to the budget suggestion for the reserve contribution of \$1,920/unit or 18.3% of total dues. Insurance on the MFH side is projected to cost \$5,908.73/unit or 56.3% of total dues.

One thing has become clear, the cost of insuring Coastal property is continuing to increase. Our bylaws (Article 5, section 5) call for the association to purchase insurance on behalf of the overall association (crime, D&O, umbrella policies) and on behalf of the Duplexes and Multifamily units (Wind, Wind/Hail, Wind Driven Rain Policies). It is highly recommended that all Multifamily and Duplex owners purchase H06 insurance to cover the interior.

The need to pass this budget is paramount as we lack the funds to insure the Multifamily and Duplex units at 2024 Budget levels. WE NEED YOU HELP TO DO to not be put in a position to borrow against our future. For the vote to happen, we need 34 members (or proxies) present and 67% approval. If any of you have any questions or if I can help in any way, my cell phone is (504) 259-8571 and email is cilentwt@wfu.edu.

Bill Cilento

President, Queens Grant Soundside

Queen's Grant Sound Side Association, Inc
Annual Meeting
Saturday November 16, 2024 12:00 PM

1. Check in
2. Roll call/ certification of proxies
3. Establish Quorum
4. Incredible Lawns update LeMaire
5. Budget discussion/ questions Cilento
6. Approval of Budget
7. Projects upcoming and completed Cilento
8. Election of Directors
9. Other Business
10. Adjourn

Assets

OPERATING CASH

10-1000-0000-00 Cash - Pinnacle - Operating 7944 \$152,480.33

Total OPERATING CASH: \$152,480.33

RESERVE CASH

12-1200-0000-00 Cash - Pinnacle - Reserves 7951 265,611.21

Total RESERVE CASH: \$265,611.21

Total Assets: \$418,091.54

Liabilities & Equity

RESERVE FUNDS

25-2510-0000-00 Capital Reserves 331.74

25-2511-0000-00 Townhome General Reserve 14,194.61

25-2513-0000-00 Duplex Reserve 143,328.57

25-2607-0000-00 General Reserves 51,617.31

25-2906-0000-00 Working Capital Reserves 49,622.35

Total RESERVE FUNDS: \$259,094.58

EQUITY

29-2960-0000-00 Retained Earnings 201,294.36

Total EQUITY: \$201,294.36

Net Income Gain / Loss (42,297.40) (\$42,297.40)

Total Liabilities & Equity: \$418,091.54

QUEENS GRANT SOUND SIDE ASSOCIATION

OVERALL PROJECTED DUES BY LOT TYPE

Dues Per Lot Summary

Single Family Units	2025	2024	2023	2022	2021
General Assessment Dues	\$ 2,146.97 Annually	\$ 2,019.70 Annually	\$ 1,920.53 Annually	\$ 1,903.47 Annually	\$ 1,883.47 Annually
	\$ 536.74 Quaterly	\$ 504.92 Quaterly	\$ 480.13 Quaterly	\$ 475.87 Quaterly	\$ 470.87 Quaterly

MFH Units	2025	2024	2023	2022	2021
General Assessment Dues	\$ 2,146.97	\$ 2,019.70	\$ 1,920.53	\$ 1,903.47	\$ 1,883.47
MFH Specific Dues	\$ 8,335.97	\$ 6,967.42	\$ 5,818.06	\$ 5,745.99	\$ 5,745.99
	\$ 10,482.94 Annually	\$ 8,987.12 Annually	\$ 7,738.59 Annually	\$ 7,649.46 Annually	\$ 7,629.46 Annually
	\$ 2,620.74 Quaterly	\$ 2,246.78 Quaterly	\$ 1,934.65 Quaterly	\$ 1,912.37 Quaterly	\$ 1,907.36 Quaterly

Duplex Units	2025	2024	2023	2022	2021
General Assessment Dues	\$ 2,146.97	\$ 2,019.70	\$ 1,920.53	\$ 1,903.47	\$ 1,883.47
Duplex Specific Dues	\$ 7,854.10	\$ 6,094.26	\$ 5,268.76	\$ 5,588.16	\$ 5,526.89
	\$ 10,001.07 Annually	\$ 8,113.96 Annually	\$ 7,189.29 Annually	\$ 7,491.63 Annually	\$ 7,410.36 Annually
	\$ 2,500.27 Quaterly	\$ 2,028.49 Quaterly	\$ 1,797.32 Quaterly	\$ 1,872.91 Quaterly	\$ 1,852.59 Quaterly

WHAT DO MY DUES COVER?			
GENERAL ASSESSMENTS (ALL LOTS-\$536.74/QUARTER)			
\$2,146.97 100% OF SINGLE FAMILY HOME OWNERS DUES 20.4% OF MULTIFAMILY HOME OWNERS DUES 21.5% OF DULPEX HOME OWNERS DUES			ELECTRICITY (STREET LIGHTS) LANDSCAPING IRRIGATION SYSTEM HARDWARE MANAGEMENT COMPANY (PREMIER) LEGAL EXPENSE INSURANCE (GEN LIABILITY, CRIME, UMBRELLA, D&O) CABLE & INTERNET (\$1,025.09/YEAR OR \$85.42/MONTH)
MULTI FAMILY HOME ASSESSMENTS (14 UNITS 953 & 956 TOWER CT-\$2,620.74/QUARTER)			
INSURANCE (\$87,722.22 or \$5,908.73/UNIT) 56.3% OF TOTAL DUES			2024 ESTIMATED COST (\$72,878.41 or \$5,205.60/UNIT) POLICIES: MASTER W/ WIND AND HAIL WIND DRIVEN RAIN POLICY WIND DEDUCTIBLE BUYBACK (FROM 1% TO \$15,000 TOTAL) WIND DRIVEN RAIN BUYBACK (FROM 50K TO 15K) FLOOD INSURANCE (POOLED BETWEEN MFH UNITS)
MINOR BUILDING REPAIRS (\$2,150)			
RESERVES (\$26,880.00 CONTRIBUTION IN YEAR 7 OF RESERVE STUDY=\$1,920.00/UNIT)		18.3% OF TOTAL DUES	
DUPLEX ASSESSMENTS (28 UNITS TOWER CT-\$2,500.27/QUARTER)			
INSURANCE (\$172,862.48 or \$6,173.66/UNIT) 61.7% OF TOTAL DUES			2024 ESTIMATED COST (\$152,733.65 or \$5,454.77/UNIT or \$10,909.55/DUPLEX) POLICIES: MASTER W/ WIND AND HAIL WIND DRIVEN RAIN POLICY WIND DEDUCTIBLE BUYBACK (FROM 1% TO \$15,000 TOTAL) WIND DRIVEN RAIN BUYBACK (FROM 50K TO 15K) FLOOD INSURANCE (POOLED BETWEEN DUPLEX UNITS)
MINOR BUILDING REPAIRS (\$2,800)			
RESERVES (\$45,013.46 CONTRIBUTION IN YEAR 7 OF RESERVE STUDY=\$1,607.62/UNIT)		16.0% OF TOTAL DUES	

REPAIRS (WHAT THE HOA COVERS AND MAINTAINS)
WHAT IS COVERED AS A HOA MAINTAINED PIECE: A) Exterior Surfaces, as decided by the Board of Directors, in its sole discretion. Exterior surfaces shall not include any portion of the foundation of the Duplex and/or Multifamily Units or any exterior surfaces not visible to the outside of the Duplexes and/or Multifamily units. B) Siding C) Soffits D) Roof and Roof Shingles E) Gutters and Downspouts, including cleaning as decided by the Board of Directors in its sole discretion. F) Front Doors G) Decks
WHAT IS NOT COVERED AS A HOA MAINTAINED PIECE: A) All glass surfaces B) Windows and window systems, including screens C) Back and Rear doors D) Exterior Water Faucets E) Exterior Wires F) Exterior Electrical Outlets, wires or cables. G) Entry Doorbell H) HVAC I) Exterior Lights or Fixtures J) Any Owner Added Improvements (ex. Ground Level Decks, Privacy Screens, Hurricane Shutters) K) Limited Common Areas (ex. Stairs, Landings) L) Any other portion of the Duplexes of Multi Family Units not specifically required to be maintained, repaired, or replaced by the Association (Listed Above)

QUEENS GRANT SOUND SIDE ASSOCIATION

BUDGET GENERAL (SINGLE FAMILY) - ALL 66 LOTS

INCOME	2024 BUDGET	2024 PROJECTION	2025 BUDGET
General Assessments (\$2146.97/lot)	\$ 133,300.00	\$ 133,300.00	\$ 141,700.00
Other Income	\$ -	\$ -	\$ -
Total Income	\$ 133,300.00	\$ 133,300.00	\$ 141,700.00
Less Reserve Funding	\$ -	\$ -	\$ -
Total Operational Income	\$ 133,300.00	\$ 133,300.00	\$ 141,700.00
EXPENSE - BUILDING/GROUNDS			
	2024 BUDGET		
Electricity	\$ 2,300.00	\$ 1,944.12	\$ 2,300.00
Irrigation System	\$ 2,500.00	\$ -	\$ 2,500.00
Landscape Contract	\$ 38,000.00	\$ 37,500.00	\$ 38,000.00
Misc.-Maint/Repairs/Supplies	\$ 5,000.00	\$ 1,542.00	\$ 5,000.00
Year 1 of Landscape Improvement	-	\$ -	\$ -
Year 2 of Landscape Improvement	-	\$ -	\$ -
Year 3 of Landscape Improvement	\$ -	\$ -	\$ -
Misc Projects 2	-	\$ -	\$ -
Total Building/Grounds	\$ 47,800.00	\$ 40,986.12	\$ 47,800.00
EXPENSE - ADMINISTRATIVE			
	2024 BUDGET		
Accounting Expense	\$ 400.00	\$ 2,115.00	\$ 600.00
Legal Expense	\$ 5,000.00	\$ 1,080.00	\$ 5,000.00
Insurance Expense	\$ 5,700.00	\$ 4,957.46	\$ 7,100.00
Management Fees	\$ 7,800.00	\$ 7,800.00	\$ 9,000.00
Misc. Administrative Expense	\$ 200.00	\$ 1,262.55	\$ 500.00
Office Supplies Expense	\$ 200.00	\$ 281.45	\$ 500.00
Postage	\$ 1,200.00	\$ 1,261.84	\$ 1,200.00
Cable & Internet	\$ 65,000.00	\$ 67,656.12	\$ 70,000.00
Taxes	\$ -	\$ 4,204.00	\$ -
Late Fees			
Total Administrative	\$ 85,500.00	\$ 90,618.42	\$ 93,900.00
TOTAL EXPENSE	\$ 133,300.00	\$ 131,604.54	\$ 141,700.00
PROJECTED NET INCOME (LOSS)	\$ -	\$ 1,695.47	\$ -

RESERVE BALANCE	9/30/2024	\$ 51,617.31
2024 CONTRIBUTION		\$ -
2025 CONTRIBUTION		\$ -
STUDY REC 12/31/2025		\$ 12,938.93
AHEAD OF SCHEDULE		\$ 38,678.38

QUEENS GRANT SOUNDSTIDE ASSOCIATION

DUPLEX ASSESSMENTS (28 LOTS)

INCOME		2024 BUDGET	2024 PROJECTION	2025 BUDGET
Duplex Assessment (\$7854.10/Lot)		\$ 170,639.28	\$ 170,639.28	\$ 219,914.74
Duplex Other Income		\$ -	\$ -	\$ -
	Total Income	\$ 170,639.28	\$ 170,639.28	\$ 219,914.74
Less Reserves Funding		\$ -	\$ -	\$ -
	Total Operating Income	\$ 170,639.28	\$ 170,639.28	\$ 219,914.74
 EXPENSE - DUPLEX ONLY				
Insurance		\$ 143,699.35	\$ 152,733.65	\$ 172,101.28
Building Repairs		\$ 2,800.00	\$ 0.00	\$ 2,800.00
	Total Duplex Expense	\$ 146,499.35	\$ 152,733.65	\$ 174,901.28
	TOTAL EXPENSES	\$ 146,499.35	\$ 152,733.65	\$ 174,901.28
	NET INCOME (LOSS)	\$ 24,139.93	\$ 17,905.63	\$ 45,013.46
	BUDGETED RESERVES	\$ 34,188.00	\$ 35,811.26	\$ 45,013.46
	LESS CREDIT FOR 2023	\$ 26,461.76		
	TOTAL EXPENSES AFTER RESERVES		\$ 188,544.91	\$ 219,914.74
	NET INCOME AFTER RESERVES	\$ 16,413.69	\$ -	\$ -

GENERAL INFO FOR DUPLEX (HOW WE GOT THE NUMBERS)

ESTIMATED YEARLY COST PER UNIT (2025)

	Monthly	Quarterly	Yearly per Unit	Total
Building Repair	\$ 8.33	\$ 25.00	\$ 100.00	\$ 2,800.00
Insurance	\$ 512.21	\$ 1,536.62	\$ 6,146.47	\$ 172,101.28
Reserve Funding	\$ 133.97	\$ 401.91	\$ 1,607.62	\$ 45,013.46
Credit for 2023 (Insurance Savings)	\$ -	\$ -	\$ -	\$ -
	\$ 654.51	\$ 1,963.52	\$ 7,854.10	\$ 219,914.74

DUPLEX RESERVES

	PER YEAR	PER UNIT	CREDIT	PER UNIT
Amount Needed to Reserve for Year 7 Per Study	\$45,013.46	\$ 1,607.62	\$ -	\$ 1,607.62

RESERVES	EXPENSE	BUDGETED	BALANCE
9/30/2024 BALANCE	\$ -	\$ -	\$ 143,328.57
2024 CONTRIBUTION		\$ -	\$ 143,328.57
Recommended 12/31/2025 Balance			\$ 203,613.00
GENERAL PORTION (7.5%)			\$ 15,270.98
BALANCE NEEDED			\$ 188,342.03
	CONTRIBUTION NEEDED		\$ (45,013.46)

QUEENS GRANT SOUNDSTIDE ASSOCIATION

MFH ASSESSMENTS (14 LOTS)

INCOME		2024 BUDGET	2024 PROJECTIO	2025 BUDGET
MFH Assessment (\$8,335.87/Lot)		\$ 97,543.88	\$ 97,543.88	\$ 116,702.22
MFH Other Income		-	\$ -	\$ -
	Total Income	\$ 97,543.88	\$ 97,543.88	\$ 116,702.22
Less Reserves Funding		\$ -	\$ -	\$ -
	Total Operating Income	\$ 97,543.88	\$ 97,543.88	\$ 116,702.22
 EXPENSE - MFH ONLY				
Insurance		\$ 69,444.99	\$ 72,878.41	\$ 87,722.22
Building Repairs		\$ 2,100.00	\$ 1,000.00	\$ 2,100.00
	Total MFH Expense	\$ 71,544.99	\$ 73,878.41	\$ 89,822.22
	TOTAL EXPENSES	\$ 71,544.99	\$ 73,878.41	\$ 89,822.22
	NET INCOME (LOSS)	\$ 25,998.89	\$ 23,665.47	\$ 26,880.00
	BUDGETED RESERVES	\$ 22,391.04	\$ 23,665.47	\$ 26,880.00
	LESS CREDIT FOR 2023	\$ 11,360.44	\$ -	\$ -
	TOTAL EXPENSES AFTER RESERVES	\$ 93,936.03	\$ 97,543.88	\$ 116,702.22
	NET INCOME AFTER RESERVES	\$ 14,968.29	\$ -	\$ -

GENERAL INFO FOR MFH (HOW WE GOT THE NUMBERS)

ESTIMATED YEARLY COST PER UNIT (2025)

	Monthly	Quarterly	Yearly per Unit	Total
Building Repair	\$ 12.50	\$ 37.50	\$ 150.00	\$ 2,100.00
Insurance	\$ 522.16	\$ 1,566.47	\$ 6,265.87	\$ 87,722.22
Reserve Funding	\$ 160.00	\$ 480.00	\$ 1,920.00	\$ 26,880.00
Credit for 2023 (Insurance Savings)	\$ -	\$ -	\$ -	\$ -
	\$ 694.66	\$ 2,083.97	\$ 8,335.87	\$ 116,702.22

TOWNHOME RESERVES

	PER YEAR	PER UNIT	CREDIT	PER UNIT
Amount Needed to Reserve for Year 7 Per Study	\$26,880.00	\$ 1,920.00	\$ -	\$ 1,920.00

RESERVES STATEMENT

	BALANCE	EXPENSE	BUDGETED	BALANCE
9/30/2024	\$63,182.89	\$86,307.04	\$ -	\$ (23,124.15)
2024 CONTRIBUTION		\$ -	\$ 37,318.76	\$ 14,194.61
Recommended				\$ 142,887.00
GENERAL PORTION (4.8%)				\$ 6,858.58
		CONTRIBUTION NEEDED		\$ (121,833.81)

Queens Grant Soundside

NOMINATION FORM

This form serves as official notice that you or another homeowner is interested in serving on the Board of Directors for the Queens Grant Soundside HOA. if elected at the meeting on **November 16, 2024**.

I, _____ being the owner of the home located at
Name

_____ hereby submit my name for consideration
Address

for nomination to the Board of Directors.

OR

I would like to nominate _____
Name

residing at _____ for consideration for
Address

nomination to the Board of Directors. I have previously discussed this with him/her, and he/she has agreed to serve if elected.

I further agree and understand that my acceptance of the nomination to the Board of Directors is conditioned upon providing the following accurate and complete information to ensure the Association's compliance with The Corporate Transparency Act. To comply with this act, I will provide the following items if elected:

1. Permanent Residential Address:
2. Date of Birth
3. A copy of one of the following documents: (a) State-Issued Driver's License; (b) State-Issued ID card; (c) U.S. Passport; or (d) passport granted by a foreign government. Note: If you provide a State-Issued Driver's License or State-Issued ID card, the address listed on such card must match your permanent residential address listed above and must be un-expired.

Signature

Address

Date

Nomination forms must be received by **November 15, 2024**. Forms can be mailed to Vikki Rehak at P.O. Box 12051, Wilmington, NC 28405, or sent via e-mail to Vikki@PremierManagementNC.com.

Queens Grant Soundside

PROXY

I, We, _____ being the
(your name)

owner(s) of the home located at _____
(your address)

do hereby authorize and appoint _____
(proxy)

to be my/our proxy at the Homeowners Association meeting **November 16, 2024** and to
(date)
represent me/us on topics to be discussed. I/We authorize the proxy to vote on any
Association matters presented for a vote at the meeting. In the event a quorum of
homeowners should fail to attend the meeting and a subsequent meeting is called, this
proxy shall remain in full force until such time as revoked by me/us in person or in
writing. If I have not appointed an individual in the space provided above, I do hereby
designate the president of the Board of Directors as my proxy.

Please check box to indicate if you are planning to attend the meeting

Date

Signature

Date

Signature