

SH Master POA BOD Worksession 2/24/20
South Harbour Master POA
Board of Directors Administrative Worksession Minutes
February 24, 2020; 3:00pm
South Harbour Clubhouse
Oak Island, NC

CALL TO ORDER

The meeting was called to order at 3:03 pm by George Bryant, 2019 President.

IN ATTENDANCE

George Bryant
Dale Mullarkey
John McLendon

Adam Berkowitz
John Winebar
Leon Hicks

Jim Schweppe
Carson Lawrence, LRES
Natalie Pyron, LRES

ADJUSTMENT/APPROVAL OF AGENDA

The agenda was approved as presented.

CONSENT AGENDA

- Approval of Minutes of Board Meeting of January 10, 2020. Approved the minutes as a consent agenda item.
- Review of Minutes of Annual Meeting of February 1, 2020. Approved the minutes as a consent agenda item.
- Decisions Made Via Email or Via Work Sessions: Approved the following as a consent agenda item.
 - Agreement via email to hold February 24, 2020 Administrative Workshop.
 - Officer Approval to release \$2K payment to Coastal for cleaning out swale behind Minnesota homes as quoted.

ELECTION OF BOARD OFFICERS

The Board unanimously elected the following slate of 2020 Officers.

President – George Bryant

Vice President – Dale Mullarkey

Treasurer – John McLendon

Secretary – LRES (non-voting officer)

REVIEW OF COMMITTEE STRUCTURE & APPOINTMENT OF LIAISONS

- **Committee Appointments** – Property Grounds - Deb McLendon volunteered and was unanimously approved. Another volunteer will be respectfully declined as their negative & controversial online presence is a concern for the Board.
- **Appointment of Committee Liaisons.** The Board agreed to the following Board Liaisons.

Community Activities -Jim Schweppe

Property, Grounds & Maint. - Dale Mullarkey

Finance - John McLendon

Safety & Security – Adam Berkowitz

Communications – Leon Hicks

Golf Course – John Winebar

2019/2020 MEETING SCHEDULE

The Board agreed to the following tentative meeting schedule, acknowledging that dates may have to be changed. Most meetings will be held at 3pm on Fridays in the Clubhouse (unless otherwise noted).

- BOD – April 24th
- BOD – June 19th
- Community Mtg – July 25th - **Saturday at 9am**
- BOD - August 28th
- Budget – September 18th
- BOD – October 16th (may combine w/Sept)
- BOD – November 13th
- BOD – January 8th
- Annual – January 30st - **Saturday at 9am**

REVIEW OF ANNUAL MEETING

- **Westport Annual** - an owner raised concerns about speeding on Minnesota. They proposed putting in a cross-walk and stop sign at Melinda. The Board unanimously agreed to refer to Safety & Security Committee for further review.

TOWN/NEIGHBORING CONCERNS

- **Discussions with the Town.** The Board discussed a Town Par 3 Committee's request to partner on an ad in the Chamber map. The Board agreed that it would be beneficial for the Community to be identified. The Board agreed to consider splitting the ad with the Oak Island Par 3 provided the South Harbour logo is very visible and the Board has final review.
- **Church Construction/Clearing.** LRES noted the below statement received from the Town. After review the Board asked Dale to set up a meeting with John Bach (OI Town Council) to discuss. It was agreed that Dale, Leon & John McLendon will try to attend.

That site did receive a permit for their grading/landscaping type work. The exact layout of their proposed parking addition is not known yet. All of that is still in the design phase, so there is nothing the town has to share yet as far as all those details are concerned. If there are trees or dirt falling or pushed into your property that is outside of their property lines that would be a violation. If that is the case please let me know. Rest assured they will not receive their next needed permit to begin installation until we verify via their plans and subsequent inspections that the zoning and stormwater ordinances are compliant. The timeline is up to them, we can't force them to work faster or apply for the next permit sooner than they are ready. Construction sites at first always look worse before they get better. Feel free to give me a call if you have any questions. Thanks, Jake Vares

- **Zoning Concerns.** John noted that the Town's Land Use Plan evidently recommends that South Harbour be changed to residential zoning. The Board recommended that John Bach be contacted to discuss further.

COMMITTEE UPDATES

- **Communications**
 - a. **Newsletter Draft** – The Board asked Natalie to provide a list of some minor modifications. It was agreed that Leon's article regarding online comments will be held until the Board approved an online statement policy.
 - b. **Online Statement Policy** – The Board discussed developing a policy for Board and Committee Members regarding online statements and potential liability associated with such statements. LRES will work on a draft.
- **Property/Grounds & Maintenance**
 - a. **Tennis Court – Insurance Claim Update** – All acknowledged that it appears that insurance will not be paying for any damage resulting from Dorian based on the carrier's engineer's report.
 - b. **Pool Deck Proposal**
 1. Carolina Creations – After review of bids from Pool Professionals and Carolina Creations, the Board unanimously selected the most competitive quote of \$6K from Carolina Creations.
 2. Soil Engineer – The Board approved a \$600 quote for an independent soil engineer to consult on the project.
- **Updates of Projects Recently Completed** – LRES noted the following.
 - a. Ordered new pool key cards - Ordered 50 for ~\$250. *LRES discussed with Sentinel and these same keys can be reused at the new building, if purchase proceeds.*
 - b. County Re-grading Around Tennis Cts. - Cory Sumner, in charge of maintenance for county, confirmed they've been back out and regraded the area.
 - c. Ordered both NC & American Flag for Clubhouse.

STATUS OF COVENANT AMENDMENT PROCESS

LRES noted that John, Dale and Carson have reviewed drafts from Attorney Bonnie Braudway and hope to have a draft for review/approval for the Board very soon. Then the draft will be sent to the Marina group to ensure that they are in agreement before it is sent to other voting entities, based on the number of votes the Marina group currently controls.

MEETING ADJOURNMENT

A motion was made to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 5:02 pm.

Respectfully submitted,
Carson Lawrence, Secretary
Lawrence Real Estate Services