

South Harbour Master POA
Minutes of the Annual Meeting
March 6, 2021; 9:00am
Virtual via Zoom due to COVID-19
Copy of PowerPoint Slide Presentation is Attached

Call to Order

The meeting was called to order at 9:03 am. LRES & Board proceeded with Attached Zoom Slide Presentation.

Individuals in Attendance *(Board & Management presented from Clubhouse)*

George Bryant, 2020 BOD	John McLendon, 2020 BOD	Adam Berkowitz, 2020 BOD	Carson Lawrence, LRES
Dale Mullarkey, 2020 BOD	Leon Hicks, 2020 BOD	John Winebar, 2020 BOD	Natalie Pyron, LRES

Certification of Ballots *(used to determine quorum of virtual meeting)*

LRES confirmed that 10 ballots of 14 had been received prior to the meeting.

Approval of Minutes

February 2020 Annual Minutes were approved via written ballot.

Old Business

- **Review Year End Summary** – LRES gave highlights of summary that was emailed to owners prior to meeting.
- **Update on Covenant Amendments** – Board & LRES explained that the Covenant & Bylaw Amendments passed and are being recorded.
- **Update on Capital Improvement Planning** – The Board noted that while the school property had sold, the need of South Harbour to improve & expand amenities still exists. It was noted that McGill engineering has been hired to develop a Plan “B” for the community to consider. Board reiterated that they previously passed a motion that “prior to implementing a proposal for Capital Improvements involving the use of the Capital improvements Funds, a vote will be taken of Class A Members.”

New Business

- **2021 Budget Presentation** - Carson explained that the Master dues for Member Associations that receive “Full Service” will remain \$53.30 per month per unit (i.e. Glen Cove, Westport, Village Green, Golf Villas & Marina Club). The Master dues for Member Associations that receive “Partial Service” will remain \$38 per month per unit (i.e. Barnes Bluff, Cambridge Crossings, SH Station & Navigation Point). The Master dues for Class B Members will be \$0.32 per month per unit to cover General Insurance Expenses; Class B dues will be invoiced annually.
Carson explained that the 2021 Budget was approved by the Master Board and then distributed to the members and their owners in the notice for the Annual Meeting. In accordance with NC General Statute 47F, the budget is ratified unless at the meeting a majority rejects the budget.
- **Election of Directors** – LRES introduced the candidates on the Ballot. It was noted that anyone interested in serving in the future is encouraged to contact LRES in early January to have their name placed on the ballot. LRES reiterated that according to the Covenants, the member associations and other voting entities actually cast the ballots, instead of the individual owners. They further explained that the ballots were sent to the Board of Directors for each voting entity.
 - It was explained that the Bylaws allow for up to 11 Members on the Board of Directors. However, the 2020 Board has passed a motion to cap the size of the 2021 Board at 7 Directors. Additionally, the Board passed a motion to limit each Member Association to only 2 Representatives on the Board. The Board believes that this is the most effective way to manage the Association. Therefore, any volunteers/nominees will be running for one of four seats.
 - This year there are four seats up for election. These have been held by John Winebar, Leon Hicks, John McLendon & Jim Schweppe. Jim Schweppe has decided not to run again. Mary Jane LeKanides & Bill Martin volunteered to run. Based on written ballot format due to COVID-19, no nominations from the floor were allowed. Carson reported she had received no write-ins among the ballots.
 - Election Results: LRES announced the following results. Leon Hicks, John McLendon, John Winebar & Mary Jane LeKanides were each elected for a Two (2) Year Term. It was noted that George Bryant, Dale Mullarkey & Adam Berkowitz each have one year remaining, as they were elected at the January 2020 Annual Meeting for two (2) year terms.

QUESTIONS & COMMENTS

- Several questions were included in slides. Additional questions asked via chat are noted below.
- Buyer of School Property – Owners asked for more details. It was noted that the buyer is Center 129, LLC. But aside from an Oak Island address and numerous rumors, not much is known for certain.

- Zoom – Owner asked for continued use of zoom for meetings or a similar virtual platform post COVID. The Board agreed that that will be a goal.
- Security Concern – an owner asked that the Safety & Security committee consider options for additional cameras in the community.
- Budget – Owner asked for explanation on the number of units the budget is based on. Carson explained that there are approximately 705 units total. This is made up of 368 Full Service Units @ \$53.50/mth, 172 Partial Service Units @ \$38/mth and approximately 165 Class B Units @ \$0.32/mth.
- Insurance Budget – Owner asked about Directors & Officers coverage. It was noted that this time item was moved to a new General Insurance section of the Budget. But coverage remains the same; expense is now covered by all Class A & B Members.
- Pool Opening – Questions were asked about pool opening & COVID restrictions. The Board noted that it is expected to open in May and the Board will meet prior to discuss current State & Local regulations at that time.
- Golf Villas – A maintenance question was asked and owner was encouraged to discuss with LRES and/or attend the upcoming Golf Villas Annual Meeting.
- Golf Course Development – A question was raised about the ability of the Town to sell/develop the course. It was noted that the course is part of the State Stormwater Permits for South Harbour. Calculations and terms of those permits should protect the community. Additionally, the current deed of gift provides certain protection to the community.

MEETING ADJOURNMENT

A motion was made to adjourn the meeting. The motion was seconded. All were in favor; none opposed. The motion passed unanimously. The meeting adjourned at 9:55 am.

Respectfully submitted,
Carson Lawrence
Lawrence Real Estate Services