

SHMPOA Community Open Meeting Minutes for 7-23-2022
South Harbour Master POA Community Open Meeting Minutes
Meeting Date: July 23, 2022; 10:00 AM
Meeting Location: SH Club House & via Zoom

BOARD INTRODUCTION – Adam

The following Board Members were in attendance: Adam Berkowitz, Bill Martin, Jim Cross, John McLendon & Leon Hicks. Roberta Guendelsberger arrived late due to a misprint on the Agenda. LRES Representatives Carson Lawrence & Joy Phelps attended. Approximately 8 owners attended in-person and 3 were on zoom.

BRIEF UPDATES

- **Property Purchase – Adam**
 - Closing Schedule – On track from Closing around 8/22/22. Seller is in the process of having plat recorded.
 - Survey Status – Survey of Owner Priorities tentatively scheduled for September launch. It was noted that there may be 2 surveys conducted with the first being focused on the overall needs and priorities of the owners with the 2nd and later survey focused on actual selection of specific plans.
- **Finance Report – John**
 - John noted that the community is in a solid financial position and to date no funds from the Capital Improvement account have been used.
- **Marina Parking Lot – Bill**
 - Ad Hoc Committee - Formed to develop recommendations to the Board regarding use, maintenance & regulations.
 - Repairs – LRES met this week with another vendor to get quote on repairs, restriping & marking of fire lanes for use in negotiations with Declarant
 - Transfer from Declarant – Deeded over to Master in December 2021 and complies with the original Covenants
- **Stormwater Concerns – Carson**
 - Glen Cove Projects in August – 2 projects approved and scheduled to start in early/mid August. One involved re-grading of swale within right-of-way. The other involves re-paving a portion of the road and re-grading of right-of-way.
 - Permit Transfers – LRES and BOD Rep. met with Declarant Representative and new Declarant Engineer to evaluate areas of concern in an effort to facilitate transfer of the Westport/Village Green and Glen Cove/Golf Villas permits to the Master.
- **Speed Limit Signage – Adam** - Recently installed along SHM maintained roads and a requested modification is being addressed. Owners noted that speeding is still occurring and concerns were raised regarding the need for more enforcement on Fish Factory Rd by the Town.
- **Golf Course Update – Jim**
 - Greens – work in progress and slowly improving.
 - Boundary & Stormwater Concerns – recently Jim, Bill, LRES & Golf Course Super met to review boundaries and discuss potential improvements for stormwater. Concerns about the ponds were also noted. The Committee is pushing the Town to get the ponds cleaned.
- **Multi-Use Path – Leon**
 - It was noted that this would be parallel to Fish Factory Rd and curve around the cove.
 - Leon noted that Mark Martin is a strong advocate and is working to get funding for island wide trails.
 - It was noted that this is a safety issue, not just for aesthetics.
- **Communications – Roberta & Leon**
 - Newsletters – Committee was thanked for their efforts to produce the quarterly newsletter. Owners were encouraged to contact LRES with any ideas for articles. Additionally, if not receiving newsletters, please contact LRES to check email.
- **Property/Grounds & Maintenance - Jim**
 - Irrigation @ Pool – Thank you to the Vassers for installing irrigation to pool planters.
 - Clubhouse Exterior Repairs – Following painting of the exterior, a number of repairs have been

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completed.

- **Community Activities** – Mary Jane – Due to Mary Jane not being available, this item was skipped.

OWNER QUESTION & COMMENT PERIOD

- Previously Submitted Questions/Concerns were addressed first:
 1. **Dogs peeing and pooping on or around mailboxes.** Board response: LRES will be happy to send out a reminder of pets.
 2. **Motorcycles speeding up and down Minnesota Drive.** Board response: LRES will discuss with neighbors and address owner if there is a safety concern.
 3. **Cars speeding up and down Minnesota Drive.** Board response: If owners can identify the residents, LRES will be happy to contact them. Safety & Security Committee members are not expected to surveil the community.
 4. **Would you consider pool and tennis memberships for the residents at the Inn at South Harbour?** Board response: Unfortunately, the entire SH Mixed Use community would have to become a Class A Member via a covenant change due to liability and tax concerns.
 5. **Status of the new property designated for the new pool/gym** Board response: This was covered under Adam's update. Closing tentatively scheduled for 8/22 with survey of ownership priorities scheduled for September launch.
 6. **Walking areas in and around community** – Down Fish factory and down Vanessa. Board response: This was covered under Leon's update about multi-use path.
 7. **Dedicated parking in the Marina Club lot for residents of Nester Drive.** Board response: LRES has already notified owner that this issue is being discussed by the SH Marina Parking Lot Ad Hoc Committee for review and their recommendation to the Master Board.
- Additional/In-Person Questions/Concerns:
 1. **Vanessa Drive Paving by Town.** Board response: LRES will follow up with the Town and put pressure to get the work completed.
 2. **Newsletter Reminder About Walking Safety.** Board response: This is a good idea.
 3. **Barnes Bluff Spoil Site.** Board response: Leon & LRES explained the history of the spoil site and its connection to the marina.
 4. **Speed Bumps.** Board response: This item has been considered in the past but no agreement could be made regarding location, etc.
 5. **Vanessa Drive/Long Beach Road Traffic Circle.** Board response: LRES explained that this was the plan at one point in time but no update has been heard from the Town or NC-DOT recently. LRES will make some inquiries.
 6. **Pool Status – Past Leak.** Board response: LRES explained that the repairs made over a year ago seem to be holding at this time.
 7. **Pool – Algae Concern.** Board response: LRES & Property/Grounds continue to monitor and communicate with pool company. Unfortunately, heavy rains and large amounts of use (sunscreens, etc.) contribute to lots of algae.

Meeting adjourned at 11:08am.