

**BATTERY SHORES PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Dec 6, 2022**

LOCATION OF MEETING

1057 Otter Circle (Home of Board President)

BOARD MEMBERS

John Edmunds, President
Drew Whalen, Vice President
Bryan Newton, Treasurer
Robert Rafter, At Large
Matthew Kessinger, Secretary

MEMBERS PRESENT

Susan Davidson

Minutes:

The Minutes from the last Board meeting had been approved and posted to the Battery shores POA website.

Call to Order:

The meeting was called to order at 6:28pm, POA member in attendance provided the opportunity to speak to the board.

Treasurer's Report:

-Current Annual Assessment amount: \$396.00

-Outstanding POA Assessment: 9

*Delinquency letters will be sent to all delinquent accounts.

POA Accounts:

	As of: 6 Dec 2022
Operating Account:	\$81,138.85
Reserve Account:	\$169,937.21

A motion was introduced to safely invest monies in the POA's reserve account in order to help offset future POA Assessment increases. The POA reserve account is

currently at 0.34% interest rate. The motion was to move half the reserve account funds into a 12 month CD in order to take advantage of the current +4% interest rates. In six months the remaining half of the reserve account will be moved into a 12 month CD as well.

ARC Committee:

-The board received legal clarification on what authority was transferred from Coastal Contractors to the BSPOA. Lawyer's letter will be posted to the BSPOA website.

1010-Mustildae- Approved sunroom.
1008 Wolverine-Approved New Roof.
1080 Otter Circle- Approved Pool.
1002 Pine Martin – Approved Shed

Dock Property:

-Handicapped parking sign installed in the dock parking area.

-Since Kintz electric could not be contacted the Board reached out to other companies. The Board received a quote of \$750.00 from Snoddy Electric. A motion was brought forward to proceed utilizing Snoddy Electric. The motioned passed 5-0.

-Scope of Work: Replace fluorescent lights with LED lights, new switches and weatherproof covers, replacing of the outdated floods lights facing the float dock with LED lights, switches and covers, also replacing an inoperative GFCI receptacle and weather proof box. The estimate has exceeded its 30 day expiration date, but Board will verify amount before proceeding.

Dock / Dock Security:

-The 26 solar lights the board purchased for the dock have been installed.
-The WiFi bridge is scheduled to be installed 13 Dec 2022. Once the WIFI bridge is installed POA members will be able to access the camera by submitting a request via contact the board on the POA website.

Boat Committee:

-The Boat Committee is extremely pleased on the utilization of the boat permits.
-Boat Committee is working on having a boating safety class in the spring.

Welcome Committee:

The Board will continue to welcome new residents into the neighborhood.

Recent homeowner change owners:

1008 Mustelidae

1115 Otter Circle

1146 Otter Circle

1005 Wolverine

Event Committee:

-The Board is coordinating to have a community event in Feb / Mar. More to follow.....

Entry Property:

-Martin landscaping provided the POA a quote \$6,500.00 in order to get the irrigation system operational.

-The board will continue its search for other quotes on repairing and/or replacing the current irrigation system.

- Gasque Surveyors has completed their survey of the POA entryway property. The survey will be posted on the BSPOA website for future board to reference.

-The Board is soliciting for quotes to update the landscaping at the front entryway and dock parking area.

Old Business:

Update BSPOA website.

New Business:

-The Board will start building next year's budget.

Next BSPOA Board Meeting is currently scheduled for 23 Jan 2023 @ 6:30pm.

Meeting Adjourned at 7:55PM

Respectively submitted,
Matthew Kessinger
Secretary