

# BATTERY SHORES PROPERTY OWNER'S ASSOCIATION

## ANNUAL MEMBERSHIP MEETING

12 June 2023

### **Location of Meeting:**

Port Royal Maritime Center  
310 Okatie Hwy  
Okatie, SC 29909

### **Board Members Present:**

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

### **POA Members Present:**

Total members present: 39, representing 23 households.

### **Meeting Commenced:**

6:00pm- Meeting called to order by the President.

### **Minutes Approval:**

Due to the lingering effects of the COVID emergency the POA Board of Directors elected not have an annual meeting in 2022 that was open to the full membership. However, POA Board of Directors held a annual meeting and the minutes were approved and posted to the website.

**Treasurer's Report:** Documents included in this report show bank balances to be \$81,900.37 in the operating account and \$170,253.82 in the Reserve account as of June 12, 2023. Association's Annual Treasurer's Report to the Membership has figures that are accurate to date of June 12, 2023 to include projections to June 30, 2023. Attachments follow of the Balance Sheet and the Expense Report.

### **Budget Approval:**

The budget for 2023-24 was approved on a majority vote without an increase in next year's annual assessments.

**Board Election Results:** Coming into the annual meeting there were no volunteers to replace the three outgoing board members. After a request for candidates three members volunteered to sit on the board of directors during the annual meeting. A motion was passed to take a vote to confirm the three volunteers onto the board. The motion passed and vote taken. The result was 47-1 (nine proxy votes were received and counted) to affirm Kenneth Campbell, John Edmunds, and Debi Inge onto the 2023/2024 board of directors.

**The Year in Review:** In review, with both hard work and patience:

- Boat Committee was formed to encourage safety and promote self-governance of the dock among boat owners.

-Solar lights were purchased and placed on the dock to promote safe illuminating navigation of the dock.

-Dock lot received improvements, clearing the underbrush and leveling portions with gravel to allow unfettered access to all POA members bound to wheelchairs. This included a permanent handicapped parking spot and sign near the dock. New landscaping was installed in the garden area near the street.

-A Oyster Roast was organized and well attended by the neighborhood residents mostly thanks to the vice president Drew Whelan.

-Dock safety features include WIFI bridge that provides all POA members the ability to view activities on the dock, Non-skid installation and new lighting inside the pavilion.

-Entry Lot property sign received some TLC with cleaning, power wash, and several new coats of paint.

-The Board moved the POA's reserve funds from a saving's account to a 7-month CD at 4.95% annual interest and will net the POA an additional \$4,900. This allows the board the ability to retain annual assessments at their current rate.

-Numerous final approvals were made regarding fences, roof replacements, additions, sheds and new home constructions.

**Member Concerns:**

-The current state of Battery Shores roads, potholes, drainage, and trees overhanging the road. A suggestion was made to make the city point of contact available to the membership.

-Deer population remains a concern, with increasing strikes and injury. Additional slow down signs suggested.

**Meeting Adjourned:** by general consensus and unanimous vote at 7:14pm

*Respectfully submitted,*

*Matt Kessinger, Secretary*