

**MINUTES OF THE BATTERY SHORES PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS
May 9, 2022**

LOCATION OF MEETING

1065 Otter Circle (Home of Board President)

BOARD MEMBERS PRESENT

Susan Davidson, President
John Edmunds, Vice President
Cayce Mundell, Treasurer
Robert Rafter, At Large
Matthew Kessinger-Not Present

MEMBERS PRESENT

None

MINUTES

The Minutes from the last Board meeting had been approved and posted to the Battery Shores POA website. The President asked that the following completed tasks be added to the Minutes:

(1) Board motioned and voted to ask 3 POA Members to count the ballots in June. (2) Board received information regarding a public meeting in the neighborhood that might compromise the Entry by parking on the interior of the Entry, so the Board unanimously voted and approved placing tagged string to prevent improper parking there. (3) Board unanimously agreed to string off the parking area for the Dock lot on 4/29 in preparation for the 'Meet and Greet', at the same time notification was posted on the website and on the Battery Shores Facebook page. (4) Board received numerous complaints about a boat belonging to a non-POA Member and who resides outside of Battery Shores being tied up for several days, both against the signage there as well as encumbering access for POA Members; the Board agreed to notify the boat owner with a warning letter and an incident report was made to the Police. (5) Considerable discussion via e-mails regarding the handling of complaints about boats staying at the dock too long resulted in the formation of a Boat Committee; Drew Whalen, Jarret Magbee and Henri Madlinger were appointed to the committee, with Susan Davidson acting as liaison. (6) A MOTION was made to purchase the QuickBooks Pro 2022 version with support for \$349.99, renewed annually, the current 2018 version being utilized would not have been a supported financial platform by the end of this month. (7) The Board contacted our attorney about ADA compliance, especially at our dock access as the roots there are a trip hazard. The attorney replied that ADA compliance does not apply to POA's or HOA's unless we allow members of the public to buy memberships to use the dock.

Call the Meeting to Order

The meeting was called to order by the President Susan Davidson at 4:35 PM.

Treasurer's Report

The current balances in the Reserve and Operating accounts are as follows:

- Current Operating account balance: \$54,915.05.
- Current Reserve account balance: \$169,814.88.

- When setting up the new QuickBooks account the Board agreed the Administrator would be the President with the additional 'user' the Treasurer. This is similar to having two signatures on bank checks; as well, whenever the President and the Treasurer positions change, notification will be necessary for fiduciary protocol.

Committee Reports

Architectural Review Committee (ARC)

Actions completed

- 1016 Otter Cir- Request to paint house approved.
- 1040 Otter Cir- Request to paint house approved.

Dock Property/Security

-A member complained their key did not work resulting in a call to the GoKeyless Security; the problem was resolved quickly. It was noted that the current lock was replaced under warranty. The new locks warranty is good until March 2023. The Board reviewed the recent policy regarding keys to new POA Members: Key access will be denied to the seller at closing date and new owners will need to contact the Board for verification of contact information and whether a new key will need to be purchased, or if the old key might be reactivated. This will be an excellent opportunity to update all contact information of a POA Member as is listed in the Administrative Rules and Regulations (see also Section 4.3.d of the Declaration). Discussion ensued regarding the ease at which people can climb around the gate wings. A MOTION was made to investigate increasing the wings and also looking at also increasing the vertical height and was unanimously agreed upon.

Entry Property

- The Board has given Gasque the 'go-ahead' for a complete survey of the Entry property; work should begin in the near future. We do not have a current survey of the Entry area which is actually comprised of several parcels. The survey will be helpful for work on irrigation and work when the very old fence will need to be replaced.

- Fractional Shareholders:

-Itemized bills to the two remaining fractional shareholders will be sent out immediately in order to receive the income to help defray the expenses for the past year on the Entry. A

MOTION was made and unanimously agreed upon to have the front sign painted where necessary.

Boat Committee (BC): Upon questioning the POA attorney regarding misuse of the non-Members using our dock, he suggested we ask all boat owners to register their boats with the POA to insure usage by POA Members only; via emails, the Board agreed to ask for individuals' boat descriptions when we send out our Annual documents in the next couple of weeks. The Boat committee was charged with determining how to implement boat identification, who and how records might be kept up to date, cost of decals; how long is it appropriate for a boat to be parked (current rule is 72 hours); how to implement a Boating 101 class for new boat owners with boating etiquette. Discussion was extensive and the Liaison will be in contact with the committee members.

Welcome Committee (WC): a MOTION was made and unanimous to write Thank You's to two Members who helped to supply the Port-a-Potty and to clean-up and mow the Dock lot for the Meet & Greet hosted on April 29.

Contracts

- The Vice President will be speaking with Martin's Landscaping this week regarding finalizing of the Maintenance contract for the Common Properties.

Website:

-A Member submitted a sunset picture to be used on the website. Members are encouraged to offer pictures of our community.

Annual Mail out with Nominations and Budget:

-Time-lines were reviewed, Budget work is almost complete. Considerable discussion ensued, suggesting the assessments will very likely be at the allowed 10% increase, making them \$396.00; getting things done has been very tedious and prices have increased significantly, as well as there have been no change in the last three years. Mailings are scheduled to go out next week with tallying of ballots to be counted no later than June 15th. Assessments will go out once the ballots are counted in and the budget passes. Normal due date of assessments is July 1.

-The Board will have two vacancies on the ballot this year and only one candidate has submitted their credentials. The Board has discussed on how it would operate under the real possibility of only four Directors on the Board. Since all the Directors are volunteers adding additional tasks to each Director is not ideal and will hinder service, response time, and voting (tie breaker vote) leaving majority rule to the wayside. Both Cayce and Susan explained they are more than willing to help and or to teach the next Board whenever necessary. It is possible the Board might need to hire a bookkeeper to help, which would cost the POA an estimated \$500 each month. This would impact the POA's current budget and therefore again increase the POA assessments. Further, if a Management company is necessary to run the everyday activities, assessments would probably triple and the POA

would be paying more but have less control. As well, most management companies care only about the dollars, not the people involved. Many of our residents moved into Battery Shores for its Southern charm & beauty, but also to escape increasing HOA controls that other subdivisions have recently encountered. Preserving the charm in Battery Shores has and is the main goal of the Board, as well as trying to keep the assessments affordable.

Meeting Adjourned at 6:20PM

Motions:

- (1) Board motioned and voted to ask 3 POA Members to count the ballots in June. (e-mail vote).
- (2) A MOTION was made to purchase the QuickBooks Pro 2022. (e-mail vote).
- (3) A MOTION was made to investigate and research the expansion of the dock gate.
- (4) A MOTION was made and unanimously agreed upon to have the front sign painted where necessary.
- (5) A MOTION was made and unanimous to write Thank You's to Members who helped to supply the Port-a-Potty and to clean-up and mow the Dock lot for the Meet & Greet hosted on April 29.

Respectively submitted,
Matthew Kessinger
Secretary