



MINUTES OF THE BATTERY SHORES PROPERTY OWNER'S ASSOCIATION
Board of Directors Meeting
May 7th, 2026

LOCATION OF MEETING

1079 Otter Circle (Robyn Sealock Treasurer's home)

Call to order: 6:07pm.

BOARD MEMBERS PRESENT

John Edmunds

Keelin Finn

Robyn Sealock

Debi Inge

Stephanie TeBrake

Welcome members attending:

James McElhenny:

Concerns presented with 1005 Wolverine: Bright lights in backyard, house needs painted/new roof. Eyesore for neighbors. Mr. McElhenny contacted Beaufort Rentals w/no results

Keelin will send letter to Rental agency to address concerns, and board will send letter to owner

Treasurers Report:

04/07/2026 – 05/07/2026

Beginning balance: \$27,934.84

Interest/deposit: \$.46

Total Income: \$27,935.07

Expenses: - 7,359.26

Balance on Hand 02/24/2026 **\$20,575.81**

RESERVE ACCOUNTS

CD matures 03/20/2027 \$ 191,59.46

CD matures 06/02/2026 \$ 47,028.53

Money Market \$ 6,841.18

Total Monies on hand **\$266,310.50**

ARC Committee

Oak Tree Removal: City now requires our approval for removal of specimen trees. Considering subcommittee of 2 with Stephanie to address

Dave Adelsperger-new roof approved

DOCK PROPERTY:

New pine straw needed, and weed killer in parking lot

DOCK & DOCK SECURITY

Camera and key system working: Terry checks weekly. Everything looks good

Summary of chosen work to be done: Keelin

Floating dock repair to be undertaken in the fall given length of time dock will be inaccessible (quotes: \$8.8k Chaisson – \$22k Baker), all quotes will have to be updated.

ENTRY PROPERTY:

Donna Williams will look at plants and make recommendations. Abelia fertilized once again

Campbell's trailer parking on common property: resolved

WELCOME COMMITTEE:

Homes in turnover:

1037 Otter Cir (non-member) asking \$435,000

1074 Otter still on market asking \$684,00 2525 sq, not occupied not on MLS

1146 Otter Cr (Howell) \$539,900 pending

1124 Otter Cr. (Thatcher-member) \$835,000

1084 Otter Cr. \$648,500 (Seihl's)

BOAT COMMITTEE:

Nothing new to report

OLD BUSINESS:

Topics for Annual meeting: Deer population: Hunting season and permission in discussion

Website update BSPOA got a new submission—method for contacting the board

Annual meeting: stuffing envelopes, mailings coming up, will meet 20 May to complete

New board members--will have to request names at meeting

NEW BUSINESS:

None

MEETING ADJOURNED:

7:42pm Motion-Stephanie, 2nd Robyn

NEXT MEETING(S):

Annual POA meeting June 16th, 6pm location 100 Clear Water Way

Debi Inge

Respectively submitted,
Secretary