

CHADWICK SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ** MINUTES

Meeting date: April 17, 2008

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called **to** order at 7:00 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie - President
- Bill Keller – 2nd Vice President
- Janet Gargano - Secretary
- Casey Barnes - Director
- Ellie Giles – Director
- Ryan Brummond - Director
- Patty Whaley - 2007 Past President

Board members absent:

- Bob Braxton – 1st Vice President
- Dick Miller - Treasurer

2. MINUTES

Minutes from the March 12 , 2008 meeting were reviewed and approved. Motion to approve the minutes made by Patty Whaley, 2nd by Ellie Giles. All approved

3. PRESIDENT'S REPORT

- a. Tony referenced e-mails, letters and conversations from several Chadwick Shores property owners who are opposed to paying road fees and association dues because they feel their property(ies) is exempt. He also noted that a possible lawsuit, filed by a property owner, might be forthcoming. Tony asked the board if any further discussion of our covenants pertaining to road fees and association dues was needed. The board all agreed that no changes were necessary.
- b. Bill Keller gave a brief history of what occurred in the bankruptcy court with Mr. Padgett. He said the court decreed that all the lots sold from Peninsula Development would become the nucleus of what would eventually be the homeowners association. Bill said that HUD was involved back then because of the proposed amenities, such as a clubhouse and a pool.
- c. Tony said he will take the "covenant/consent order of 1992 which was ordered by a judge and filed in Onslow County, and bring it before a judge to render a decision on its legality.

Question and comments:

Several property owners who attended the meeting had questions and comments as to the Covenants and Consent Order. **Mr. Jerry Hinnant**, of Chadwick Shores Drive, asked

to see the document which states only 31 lots are exempt from road fees and dues. He stated that he would not pay the dues until he has proof. Tony Gillespie then proceeded to read from the paragraph in the document **listing each of the 31 lots**, leaving 168 lots mandated to join the association.

Mr. Rick Hamilton, of Chadwick Shores Drive, asked why, after 14 years, the Board has suddenly decided to enforce this judgment. Casey Barnes responded that the previous board and the current board felt that too many people were shouldering the **entire burden** of keeping our complex maintained and running for everyone who lives here, and that is just not fair.

Mr. Hinnant asked why the State isn't taking over care of our roads. Bill Keller explained that when the association was formed, they asked the State to take over care and control of the roads. The state engineer from Jacksonville inspected the roads and said they needed to be brought up to DOT standards, and to do this would have been very expensive at the time. Tony Gillespie added that the purpose of billing everyone for road fees is due to the added growth of the community, which requires extra lighting, security and greater maintenance.

Mr. Hamilton asked why CSPOA wouldn't accept **donations** from property owners as opposed to paying road fees and association dues. Ellie Giles responded, asking Mr. Hamilton how the association could possibly plan an annual budget on donations?

Mr. Hinnant said he would voluntarily make donations. He stated that for him, looking at it as a business, he wants a document showing that "Jerry Hinnant has to pay for fees and /or association dues".

Mr. Hamilton questioned the voting procedure for the Covenant changes, which were mailed out to all property owners in **2007**. Patty Whaley explained that the Board's thinking at the time was that if a member signed, notarized and returned the ballot, it was considered a "yes" vote; if it was not returned, it was an automatic "no". Patty, once more, apologized for any confusion at the time, but reaffirmed that there was absolutely no ulterior motive behind the Board's actions; it was truly an oversight. Tony Gillespie stated this is a **new Board**, and we want to clear everything up once and for all.

Mr. Hamilton asked for a clarification of the HUD documents pertaining to the Bankruptcy judgment of the 168 lots that would be part of the homeowners association and subject to payment of road fees.

COMMITTEE REPORTS

1. **Treasurer** – Monthly financial reports were emailed to all board members. Dick Miller was absent, and the reports were reviewed by Tony Gillespie. **Marci Anderson**, of Chadwick Shores Drive, asked to look at the figures, to which Tony complied with the balance sheet. Tony explained that these reports cannot be placed on our website because of being exposed to public access. Casey Barnes defined just what expenses come out of the road fees and which come out of the Association dues. Motion was made by Patty Whaley to accept the treasurer's report, 2nd by Janet Gargano. All approved.
2. **Roads** –
 - a. Tony will be getting together with Chris Holman regarding the repair of the ongoing swale problem.
 - b. **Speed humps**: the Board discussed the various types of speed humps available along with the basic cost and number of humps to be put down. Ryan Brummond is going to gather all the necessary information and it will be assimilated into a proposal to be put forth to the property owners. Patty Whaley voiced her opinion that the community should vote on whether or not they want speed humps. **Pam Coble**, of Chadwick Shores Drive,

who was in attendance said she felt the people of the community should have a vote because of the cost of this project. Casey Barnes disagreed.

Jason Grazioli, of Shellbank Drive asked that we not put down “strips”. (Tony said they are going to be speed humps). Ryan Brummond also explained that we would not be putting anything on the road which would damage vehicles traveling 30 mph. **Mr. Grazioli** stated that he feels very strongly that it is the board’s responsibility to do something about the present danger which exists from speeding.

Tony Gillespie felt that if we are going to spend the association’s money, it should be voted on by the community. Patty Whaley made a motion to put the issue of speed humps out to the CSPOA members for a vote. Ellie Giles opined that we should include the cost of the speed humps in the vote. Motion 2nd by Janet Gargano. Casey Barnes was a **nay**. Tony confirmed the motion, and added that we will use the majority of responses to be counted as either “yes or no”. Motion 2nd by Ellie Giles. All approved except Casey Barnes who was opposed.

Patty Whaley suggested we obtain three estimates of the cost of the speed humps. Tony has contacted Onslow County, and they will give us an estimate for free.

Bill Keller recommended that a clarification should be made on just what constitutes a majority.

3. Grounds and Maintenance-

a. Ellie Giles met with Eric Hartwig of Mainscape for a walk-through of the work done at the front entrance and the irrigation system. She reported that Mainscape would be moving one sprinkler head. They have installed an extra hose bib at the front entrance wall, making a total of 3 hose bibs. Mainscape planted an additional 100 daffodil bulbs at no extra cost. Eric recommended staining the cover at the front entrance of the gate to give it a more esthetic appearance, and Tony volunteered to take on the job.

b. Mainscape will provide the Board with a complete plan of the project, which includes the plantings and asbilts.

4. Welcoming - No report.

5. Covenants –

a. The Board approved the variance for the installation of the fence for Kirsten Risch.

b. Bill Keller made a motion that plans for construction of fences must be submitted to CSPOA Covenant Committee for approval. 2nd by Janet Gargano. Ryan Brummond was opposed.

6. Amenities -

Tony will include in his President’s letter six (6) proposed amenities with a space for “other” or “none”. He will then advise the community of what **#1 amenity** was chosen. Tony also stated that the amenity would be budgeted for next year.

7. Security - no report

8 Legal - The legal committee agreed that Tony does not have to disclose the 1992 covenants to a property owner because of a possible pending lawsuit. Bill Keller will speak with our attorney for a clarification.

Old/Pending Business

1. New stop sign-

a. Patty Whaley reported that the MVD gave permission to replace the existing sign outside the front gate as proposed at the March meeting. Motion was made by Patty to go ahead and have the new sign installed, 2nd by Bill Keller. Ellie Gilles, opposed. Motion approved by majority.

b. **Jason Grazioli** volunteered to reinstall the fallen street sign at the corner of Chadwick and Everett.

2. Removal of signs-

Patty Whaley reported that all signs in the complex not in compliance with our Covenants have been removed. A vote of thanks to Patty

3. School buses –

Patty Whaley called the school bus company and spoke with Lisa Huffman regarding the complaints of the buses going too fast. Ms. Huffman assured Patty that she would speak to her drivers.

Ms. Huffman also advised Patty that the students need to use the designated pickup areas; too many students are waiting in other areas. Patty told Ms. Huffman to have her drivers limit these stops, and we will try to change some of the pickup points.

4. CSPOA Website –

Tony spoke with our Webmaster regarding advertisements appearing on the site; whatever might have been there, have been removed.

New Business

1. Drainage issue on waterfront side of CSD, across from Dale Drive -

Tony reported that he has not received the submittal for the installation of the drain pipe on this lot. He is sending out a letter to the owner requesting same.

2. Parking on the easements -

There are still vehicles being parked on the easements, and Tony is going to address this problem in his letter, advising that this is against our bylaws. Property owners need to advise the Board if they are having a large gathering resulting with vehicles being parked on the easements. This letter will be also be mailed to renters in the community.

3. Wedding at our community lot -

Board has approved Mr.and Mrs. Wilkins request to hold their daughter's wedding at the community lot w/the agreement everything will be cleaned.

ADJOURNMENT

Motion to adjourn made by Ellie Giles, 2nd by Bill Keller Meeting adjourned @ 8:47pm

Submitted by
Janet Gargano, Secretary