

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

**Meeting date: May 22, 2008**

**1. CALL TO ORDER**

The meeting was held at the Sneads Ferry Community Building, and was called to order at 7:04 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie – President
- Bob Braxton, 1<sup>st</sup> Vice President (arrived 7:40)
- Bill Keller – 2<sup>nd</sup> Vice President
- Janet Gargano - Secretary
- Ellie Giles – Director
- Patty Whaley - 2007 Past President

Board members absent:

- Dick Miller, Treasurer
- Ryan Brummond, Director
- Casey Barnes, Director

**2. MINUTES**

Minutes from the April 17, 2008 meeting were reviewed and approved. Motion to approve minutes made by Bill Keller, 2nd by Patty Whaley. All approved

**3. PRESIDENT'S REPORT**

- a.** Tony had met at Mrs. Parker's house, 1075 Chadwick Shores Drive, on May 3<sup>rd</sup> with members of the Concerned Chadwick Shores Residents to discuss their issues with the CSPOA. Tony followed this up with an email to the board detailing what was discussed at the meeting, along with his comments. Tony stated that the biggest issue is not the \$200.00, a year, but whether or not we (the board) have the authority to charge \$100.00 a year for association dues. Tony advised that this issue has been turned over to the legal committee, and we have it in front of the attorneys for review, so we have nothing further to do on this until we hear back from the lawyers.
- b.** Tony reported that he has drafted his next quarterly President's letter, and he will be sending it out to the board for review.

**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

## 2.

a. It was noted that last month's water bill was a little high, and Tony said we should be able to remedy that by reducing watering of the grass from every day to twice a week. Motion was made by Bill Keller to accept the treasurer's report, 2<sup>nd</sup> by Patty Whaley. All approved.

### 2. Roads –

a. Patty felt that the catch basins along the roads need to be checked to make sure there is no residue in them, and also those at the front entrance as well.

b. **Speed humps:** although he was not present at the board meeting, Casey Barnes had previously declared that he wanted to reintroduce the speed hump proposal for another vote; this vote to be taken immediately by the board for a 'yes or no' majority decision. Ellie Giles said that she checked the bylaws and understood them to read that any capital expense of **over \$1,000** affecting the entire community had to be put on a ballot to be voted on by the CSPOA members. Tony stated that the vote "stands as is" and will not be reintroduced. The Board will be getting three (3) estimates on the speed humps, and they will be put on our website. He will put this in his President's letter explaining that this is a capital expense, so the community will have to decide if they want to pursue this issue.

**Question from the floor re DOT** - Eric Sandberg, who was present at the meeting, brought up an issue which has been discussed in the meeting at Mrs. Parker's house, and that was the question of our roads being upgraded in order for them to be maintained by the state department of transportation (DOT). Mr. Sandberg wanted to know if the proposed speed humps would hinder the upgrading of the roads on the part of the DOT. Tony said "no", that wouldn't have any affect on that; there are 7.8 miles in Chadwick Shores, and it would cost **\$1.4 million a mile** to redo the roads from the ground up. This would mean a share of \$250,000 to \$300,000 to be paid by everyone in Chadwick Shores.

Tony said he doesn't think this will ever be a consideration unless the state decides to take over the roads without us doing anything. He didn't think the roads were wide enough, they are not marked out properly, and there are drainage issues on both sides of the roads.

Bill Keller gave some background on research done by previous boards on this issue, and Patty Whaley said she understood that if the DOT took over the roads, the front entrance, as it is now, would probably have to go, and we would no longer be a gated community.

Rick Hamilton, who was present at the meeting, asked about the cost of paving the roads. Bill Keller commented that when he was involved, the cost was about \$300,000 just to pave the loop from the main entrance. Rick Hamilton commented that it might be less expensive to fix the curves as per the DOT requirements.

Tony said he would be happy to put this issue before next year's Board for consideration, but that this is not something this present Board could do.

c. **Swale:** Tony said he has not yet met with Chris Holman about the ongoing problem with the swale and the standing water in front of Casey's house. Tony said that after watching the last significant rainfall, he believes the problem is fixing itself; the ground is finally settling, and the water is running off.

### 3. Grounds & Maintenance –

a. Ellie Giles reported that she has spoken to Eric at Mainscape about the 'as-built' plans. Also, as she indicated in her email to the board, Eric suggested to cut down on the water usage; we don't need to water the turf area as much as we do the flowers. The sprinkler head has been moved to water the azalea bushes, and they are doing okay. Ellie said that Mainscape has done everything they were contracted to do, and them some.

### 3.

Bill Keller commented that different areas of the grounds and plantings need more or less water than others. He suggested checking the amount of time each zone is spraying. Ellie said that Mainscape set the system up, and if we want it changed, we'd have to pay someone to come in and do that, or someone here would have to do it. Rick Hamilton volunteered to reset the zones when needed, and Ellie said she'd be more than glad to have him to that.

**b.** Ellie asked the Board if they were interested in entertaining the idea of putting in a well. She said she spoke with a gentleman at Mainscape, just to get his opinion, and he basically said it would be about \$3,000. A motion was made by Patty Whaley to pursue this idea. Ellie volunteered to gather all the necessary information and present it to the Board at the next meeting. Patty Whaley volunteered to help Ellie.

**4. Welcoming -** no report.

**5. Covenants -** no new building or CO's this month.

**a.** Tony said the most significant issue he has right now is people parking on the 'right of way'. He said there are vehicles parked on the 'right of way' every day now, and that's going to cause damage to the roads. Tony will be sending out a letter addressing this matter.

**b.** \*There is still the ongoing issue with the ditch work on the waterfront lot across from Dale Drive. The gentleman still has not responded to Tony's request. \*(noted in Old/pending business)

**6. Amenities -**

Tony will include this in his President's letter, and let the community, as a whole, come back and decide if, what, or anything they want to do about these. One of the choices under 'amenities' will be **no amenities**; another choice will be **other**. This will allow the community to decide whether they want no amenity or they can choose any amenity from the list of six or seven that Tony has heard of, or they can write in an amenity. Tony said that when we receive the community's input on amenities for next year, **it will go in next year's budget and be voted on as expenditure.**

**7. Security -**

**a. New issue;** some residents reported to Tony, by email and phone, that they have experienced encounters, while walking in the neighborhood, with a group of young people intent on being threatening and using curse words. We know the house where they live, and when their parents were confronted; it was "not my kid".

**b.** Tony said we have more and more teenagers and young people in the neighborhood; some are on skateboards or bicycles or some just walking on the road, and when people are driving, running or just walking, some of these youngsters are rude, attempting to be intimidating, and threatening to women; this is not a very pleasant thing to encounter.

Tony sent this matter out to the Board, and received some reaction, and he feels now is the time to present this to the Board. His only question to the Board is whether or not this is an association issue for security, or is this a community issue that is between the individual and whoever it is who is being intimidating.

Tony stated that he, personally, feels that as an association we have a responsibility to protect anyone in our community, whether they live here or they are one of our guests. "No one deserves to be intimidated or threatened by a child or any adult". Tony also said that the roads, to be frank and honest, are for cars; that is what they were put in here for; the

primary purpose of the roads is for vehicles, not pedestrians. He said what we need to figure out is what we are going to do - what is our recourse as a board of directors?

**d.** Tony and Mrs. Deb Shinskie discussed opening this problem up to the whole community, and, perhaps, putting these events as part of his letter. They also said that it might be time to think about a “neighborhood watch”. Tony pointed out that there are 120 to 130 houses for sale in CS that are empty, and we don’t know if any are being vandalized. It might be best to do a letter telling everyone to keep his or her eyes and ears peeled; if you see someone doing something stupid, call the sheriff.

**e.** Ellie Giles said she felt this was a discipline issue, and really didn’t think we, as a board should have to discipline children or provide entertainment for them. Deb Shinskie, who was at the meeting, agreed with Ellie, but she did feel that the Board and the community needed to be made aware of this kind of rude behavior. Bill Keller said a letter going out to the residents would be a good idea with the purpose of showing that we all are neighbors and friends in CS. (or should be).

**f.** Bill Keller brought up a situation he encountered early one morning as he was coming into the complex. He spotted a black car been driven by a lone male in a way which caught his attention; Bill became a bit suspicious, and decided to follow the car, which he did for several minutes, as the car went up and down various streets. Bill felt the driver knew he was being followed because he sped up and eluded him. Bill said he felt the driver was in here for “no good reason”, because if he had a genuine reason to be in the neighborhood, he wouldn’t have tried to get away from him as he did. Bill thinks this might be another security issue we need to check, and another reason for a community watch, which we had here some years ago.

**g. Dogs** - Tony received two phone calls regarding people not tying up their dogs or, at least keeping them on their property, under control. Tony said he knows of a German Shepherd at the corner of Shellbank and Fullard that will run out at people who are walking or running in that area. Tony said he will address this in his letter, also, so that people will understand that there is a **leash law** in the county and they need to be in control of their animals. Tony said he will just take an insert from the county law and put it in the letter.

**8. Legal** – all ready discussed in President’s report.

**Old/Pending Business**

**a. Swale/drainage issues** - Chris Holman came to the meeting to address the swale and standing water problem at Casey’ house, and he is going to try to get this resolved. Bill Keller asked Chris about the warranty from the company that originally did that work. Bill also tried to pinpoint the problem area and explain exactly what is happening with the flowing water which also carries a lot of dirt along with it. Patty Whaley also had questions on the swale and where the pipes were placed, and how deep were they put in the ground?

Chris explained that our community sits on an artisan well(s), and when the water level is high in the spring and fall, the water runs out at the corner of Shellbank. There is a large swale, (he said we used to have running water there all the time in that creek area, and that’s coming from an artisan well or lake), so that was the initial concern. Then the water would come and run into the lot next to Casey’s property; it would actually flow out from the hill into the ditch.

Chris said that the problem was solved, but as anyone knows, one action sometimes causes another to happen. Now what we have is a rain problem – the rain comes down the street off the bank down towards Casey’s house and around. Chris said that the next time it

rains, he will head up that way, and he asked Bill Keller to meet him and show him where the water begins to collect, and he might be able to come up with something to divert the water into the ditch.

c. Patty Whaley asked Chris a question about the artisan well, and also made some suggestions on piping the water across the road or using a heavy roller. Chris said he will check all this out and email the board with the solutions.

Chris also said he would definitely find out about the well, but they really haven't tested it yet, because the water table is so low due to the drought conditions.

d. \* Drainage /ditch issue: there is still an ongoing issue with the ditch work on the waterfront lot across from Dale Drive. The gentleman has still not responded to Tony's request for a written submittal for the installation of the drainpipe.

e. **Parking on easement** - Tony said this problem will be addressed in the following way:

1<sup>st</sup> time - a knock on the door of the owner of the vehicle

2<sup>nd</sup> time - a hand delivered letter

3<sup>rd</sup> time - a certified letter

4<sup>th</sup> time - vehicle will be towed

### New Business

1. **Speed limit signs** - Ellen Gearon sent us an email through the suggestion box, asking the Board to consider adding several more speed limit signs, particularly along Chadwick Shore Drive, which might help to lessen the problem of speeding. Tony asked Patty if she would plot a map of the community to see where we can put more speed limit signs; Patty agreed, and Ellie volunteered to help her.

Ellen also expressed her thanks to the Board for the work it's done in the community. (Tony said this is always nice to hear; we don't get many of those).

2. **Warning signs** - Ellie mentioned that she has walked to the community lot and also the tot lot, and she has not seen any signs such as 'no life guard on duty', or '**play at your own risk**', or such similar warning signs, and she suggested that we might want to place some signs at these areas. Bill Keller made a motion to place such a sign at the tot lot. This was 2<sup>nd</sup> by Janet Gargano. All approved.

Don Dunn, who attended the meeting asked why the signs were needed, and Tony explained that it was to let people know it is community property for use by residents.

3. **Disturbance** - a resident, who lives on Marine Drive, reported hearing several gunshots around 11:00 in the evening. They sounded as though they were coming from the area of Fullard and Marine Drive. The police were called and responded. This same resident also reported motorcycles in that same area traveling 60-70 mph. Tony will address this matter with the offending parties.

4. **renters** - Jerry Hinnant, who was present at the meeting, stated that he did not think there should be "rental property" in the community. Tony stated he didn't think we could do anything about this because of Chadwick Shores being a 'transit community'. Tony said that there would have to be a covenant change to eliminate property owners from renting their houses.

6.

5. **renters, con't.** - Tony feels we need to find a way to somehow contact the renters in CS so that they can be made aware of the CSPOA policies.

- 6. drainage ditch & overgrown lot** – Patty Whaley brought up the matter of drainage of the two houses on the waterside of CS which pump their sewage into another lot. She said there is a drainage ditch to the right of these houses in to which a lot of water flows, and it really needs to be cleaned.

She also said that there is another lot further down the street that has grown like crazy; almost 20 ft., and that really needs to be addressed and cleaned out; she thinks this will help take some of the water away. Patty said there is also a pipe there that needs to be cleaned out. Ellie and Tony said they would go there and take a look at them.

### **ADJOURMENT**

Motion to adjourn the meeting made by Bill Keller; 2<sup>nd</sup> by Ellie Giles.

Meeting adjourned at 8:15 pm

Submitted by,  
Janet Gargano, Secretary