

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

Meeting date: August 27, 2009

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called to order at 7:05 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie - President
- John Frisch - 1st Vice President
- Ellie Giles - 2nd Vice President
- Chris Wilkinson - Treasurer
- Janet Gargano - Secretary
- Casey Barnes - Director

Board members absent:

2. MINUTES - July 23, 2009 meeting

Due to a malfunction of the secretary's digital recorder during the July meeting the minutes were not properly recorded. Therefore, these minutes will be 'recreated' by the Board members, sent out for approval and posted on the CSPOA website.

3. PRESIDENT'S REPORT -

Tony announced the resignation of Melissa Brummond as Director from the Board. She and her daughter have left to be with Ryan at Fort Benning. The Board thanks Melissa for the work she had done for the community.

There are now two vacancies for directors on the Board, but due to the lateness in the year we will not ask for volunteers to fill these positions.

Tony announced that our new flagpole is up at the front entrance and hopes that all in the community approve. Ellie noted that the total cost was slightly over the budgeted amount and stated that the Board must approve the **new amount of \$405.43**. Tony said the cost was higher than he originally thought. The cost of the pole was \$200.00; the cost of the eagle was \$100.00; the cost of the solar light was \$100.00 + tax.

Ellie made a motion to adjust last month's estimate for the flagpole from \$300.00 to \$405.43 - motion 2nd by Janet Gargano. All approved.

Tony also mentioned that the flag is at half-mast out of respect for the death of Senator Edward Kennedy.

COMMITTEE REPORTS

1. Treasurer –

The monthly treasurer's reports were reviewed. Ellie questioned the total amount of \$10,100.15 spent to date on the well project for the front entrance irrigation system. Tony agreed with her that the current cost of the well is not nearly that much. Hal Corzine, our accountant, said he will recheck the figures billed and paid to date for this item.

Tony made a motion to accept the Treasurer's report with the single exception of a clarification as to the amount of money spent on the well project to date. Motion was 2nd by Casey Barnes. All approved.

Tony also mentioned that there was a transition time between Evelyn Harvey leaving and Hal Corzine taking her place as our accountant, and because of this he noted that the payment of \$1,450.02 to Jones-Onslow Electric was for two months, and also the fact that Hal paid the water bill of \$305.66 out of his own pocket so that ONWASA would not shut off our water.

Casey Barnes said he would like to take the opportunity to point out that if there is anything that has to be bought or repaired with respect to Roads or Association that we have \$77,000 between these two budgets which can be used for anything necessary for the community before the year's end.

Suzy Gillespie asked about the repairs to the roads noting that there were still holes on Shellbank Drive which needed to be fixed; she said the area has been all marked but not repaired. Tony stated that our 'roads chairman' has moved so he will ask Chris Dieterich to help in getting the repairs made.

Referring to the purchase of a video surveillance system Tony said he checked the CSPOA by-laws, and he felt that this could be purchased as an "emergency expense". He asked that someone else on the Board look at this reference and either agree or disagree. Tony also added that he considers this an emergency maintenance expense, just as if we had to provide for a hurricane or some other natural disaster. He feels that the number of break-ins, which have occurred in the neighborhood to be an "emergency situation".

Ellie and Tony both noted that a SPECIAL BALLOT had been sent to all property owners for approval of the surveillance system and there was significant number of "yes" votes: **41 yes** to **12 no** votes. However, in light of Bill Gearon's concern about the \$4,000 being a "budgeted item", Tony wants opinions from the Board members so that the 2010 Board won't have to deal with this matter.

Tony also noted that since his President's letter went out with the special ballot for the cameras there has been a lull in break-ins in the neighborhood.

2. Roads –

Additional street lights - Tony said the budget has been approved for twenty (20) additional street lights for this year to be placed throughout the neighborhood. Ellie said that Jones-Onslow is just waiting on our decision as to where we want to place the lights.

Casey suggested we start them at the front entrance and work back to wherever else they are needed. He felt that seeing the lights along the front of the complex would be a deterrent to anyone entering the grounds for 'no good purpose'.

Tony said he and Chris Diederich would drive the neighborhood and come up with a proposal with special attention to the areas in greater darkness at night. He thought it might be a good idea to put some lights in the 'court' areas, which are empty of any homes.

3. Grounds and Maintenance-

Tony noted that Cost Wise has done a great job for our community. They have cleaned all around Everett Lake right to the water's edge, which looks really nice.

Casey mentioned that Cost Wise has been maintaining the drainage ditches, but they have missed one down by his house on the left side. Tony said he will bring this to Mr. Goines attention.

Casey questioned whether the fire ant treatment has been done at the Tot Lot yet; Tony will check with Chris Diederich about this.

Tony made mention that the community dock is showing wear and tear; some planks need to be replaced, the benches need cleaning and the dock needs to be power-washed and stained. A motion was made by Casey to check, repair and stain the community dock if this can be done for under \$3,000.00. The motion was 2nd by John Frisch. All approved.

Ellie will contact Steve Antinori for a price quote.

4. **Welcoming** - Tony noted that someone will be needed to replace Melissa Brummond on the Welcoming committee. Casey said Jennifer Barnes has volunteered to take over this project.
5. **Covenants** - Tony reported he has received one submittal for a new house, and an email from a new buyer requesting information as to the procedure for new construction.
6. **Amenities** - Tony stated that at some point in time we need to think about doing some much needed maintenance work on the Tot Lot to refresh the grounds and dress it up a bit. He noted that there is enough money in the budget to have something done this year.
7. **Security** - Ellie reported she confronted three neighborhood boys on bikes carrying blow guns.
Jon Frisch stated that on two separate days he came across rabbits, still alive, that had been struck with darts.
Tony said that anyone seeing youngsters with blow guns should immediately call the Sheriff's department at 455-3113 or 911.
8. **Legal** - report pending

Old/Pending Business

Nomination and Election committees - no one has yet volunteered to serve on either of these committees. Janet Gargano suggested that the Board mail a letter to all the resident property owners requesting volunteers to serve on the 2010 Board of Directors. This would require a vote of approval from the Board to over-ride the by-laws pertaining to this subject.

After some discussion a suggestion was made to ask Linda Martin to take on the nominating committee, again, this year. Janet said she will call Linda.

New Business - none

Good and Welfare -

Suzy Gillespie asked that a notice be put on the front entrance bulletin board to remind residents that there is a leash law in Onslow County and, therefore, all animals in our neighborhood must be on a leash at all times. She stated that there are some dogs running loose and they have become a serious nuisance.

ADJOURNMENT

A motion was made by Casey Barnes to close the meeting; 2nd by Chris Wilkinson.

Meeting adjourned at 7:45 pm.

Submitted by,

Janet Gargano, Secretary

September 20, 2009