

March 18<sup>th</sup>, 2021  
Board Meeting  
7:00 PM

Call to Order 6:00 Jim Rogers

Roll Call : Jim Rogers, Chris Goodman, Gary Fejes, Susan Bonner, Liza Ryan, Carrie Murphy (ASM)

New Business:

**Security:** Breakaway and battery backup have been installed. Instructions will be put out to the residents. With the backup the gates will automatically go up in the event of an outage. All can leave and enter because the gates will be open. This project is complete.

Cars in the left lane continue to jump in front of residents in the right lane. We will be trying to use the gate reader to close after every car. (one car at a time mode) Most other communities use this setting. This will eliminate some of the problems we are having. We will be starting that as a beta test in a couple of weeks. We will put a blast out to the residents.

**Entrance Fountain:** We have changed the nozzle. The water level is now lower, and it has shut down the growth of mold on the sidewalks. We are going to go from test to permanent on this nozzle.

**Entry Maintenance proposal:** We are looking into the lagoon fountains and the entry fountain to be under a contract. More info to follow when we have researched various contractors and contracts.

**RFID Data Base Cleanup:** This will be a large project and will involve everyone in the community. We will be pulling the data and will clean up those RFIDs from people who have moved out, sold cars, etc. and no longer use certain stickers/numbers.

**Financials:** Gary Fejes -

- Financials: *End of February Balance Sheet shows \$150,479 in Operating Cash and \$639,960 in Cash Reserves for a total asset balance of \$790,440*
- *We were \$13,763 under budget for the month and \$15,371 under YTD - \*Monthly charges for Security & Electric (~\$11K) did not hit the ledger in time.*
- *Gate income was \$3,628 for the month and stands at \$9,630 YTD, down from \$10,212 a year ago.*

*Further details will be on the website on the meeting slide deck*

**Dominion Energy Update:** Chris Goodman – All of the residents who have signed up for phase 1B on Bainbridge have opened their accounts with Dominion. Chris is delivering the contracts to residents for signature. Once

signed, Chris will be coming by to pick them back up. Once collected, the construction will begin. The project is moving along to conclusion.

**Lagoon Project:** Gary Fejes – We have an executed contract with Estate Management Services (EMS) We are working on the easement access and are looking to notify the homeowners who will be impacted because of the work being done. The start date is roughly 2 months out but will depend on EMS. The cost for repairing lagoons 3, 4, and 6 will be 52K plus.

**New Business:**

**New Website:** Liza Ryan- The new website is up and running. All documents have been uploaded and attached. If any resident has any issues finding information or have suggestions for the site, please email the board. We are hoping you can find everything easily that you are looking for. As a note, you do not have to belong to the website by signing up. It is just there for you to enjoy.

**Foul Odor, Sewer Problem on Hampton Pkwy-** Chris has been working with Beaufort Water. They placed an odor filter/reader to a register what we are smelling. Data has been gathered and they are talking with a vendor to find out what type of unit they will be placing on the system to eliminate the odor. This looks very promising, and they continue to work on it.

**Curb Damage:** There has been some easement damage from vendors that has reported. These have been looked at and the vendors are responsible. We will continue to look into the repairs.

**Lagoons:** The topic of culvert cleaning and scoping has come up while researching the lagoon project. We are looking into working on this and possibly adding this as a project for this year.

**Questions and Answers:** None

Jim Rogers: Next board meeting will be at the pool pavilion on 4/15. With the time change we will be meeting at 7:00 PM. The board will be available at 6:30 to meet with residents. We will have some raffle items for attendees.

Reminder: Second quarter regime fees will be due on April 1<sup>st</sup>.

Meeting adjourned at 6:21 PM