

Mimosa Bay Homeowners Association Inc.

Board Meeting Minutes

5 January 2020

I. Call to Order – HOA President, called meeting to order at 5:04.

- President; Vice President; Treasurer, Secretary, Assistant Secretary, CAMS Manager and Mimosa Bay Administrative Staff were present and operating within COVID-19 Phase Two State restrictions by practicing appropriate social distancing and gatherings of 10 or less individuals.

II. Homeowner Forum (Open Forum) – The BOD, in compliance with State COVID-19 restrictions limiting attendance, there were three (3) “open forum” homeowners present and discussed the following:

- A community member had 4 concerns:
 1. The member suggested a Zoom meeting for monthly board meetings; seems to be more participation from the community. BOD will discuss.
 2. The member stated that they would like to keep the AED and requested details on the cost of recertification. A representative from the BOD addressed this question with the costs of: \$230 every two years for two sets of pads; and the BOD has this topic on the Agenda and will take his concerns under advisement.
 3. The member stated that they do not support the Facebook group - gated community has come up more than once. The member has been at the community dock fishing and non-residents are using the dock. The member has also heard conversations at the local grocery store that the gates at Mimosa Bay are always open.
 - a. Analyst via post
 - b. Concerns for neighborhood safety
 - c. More controlled state for a gated community? The website is advertised as gated.

A representative from the BOD responded: per the covenants - we don't control the gates. The declarant- the developer wants people to be able to have access to come in. Until the developer phases out, we can not control access to gates. As a board we have asked the developer for other options, if someone has recommendations for a more streamlined control. Developer still has votes until he is 90% done with the community.

BOD recognized this is a concern of the community and will discuss options with the developer.

4. Preserving boat area (erosion, run off, etc.)

Response: We recognize the importance of a gated community and the BOD will come up with recommendations for control measures. The Board is aware of erosion and work needed at the Boat area and is continuing to explore solutions. Recommendations for solutions are always well received.

- Another community member expressed concern about the gate security. The Mimosa Bay website says gated community but the gates are left open and it is misleading. Response: A representative of the BOD responded; mirroring previous concerns about the topic. The BOD recognized this is a concern of the community and will discuss options with the developer.

The member also had concerns about the Developer's usage of the land. Phase 5 doesn't look like the rest of Mimosa Bay.

Response: The Developer hasn't deviated from his plan other than his lot sizes. How he builds lots, how he splits up his lots, is up to him. Any time the Developer deviates from his master plan, he does not have to run it through the HOA or BOD.

• **III. HOA Board Meeting (Closed Forum) – (5:46 pm.)**

- The BOD reviewed the December 2020 monthly meeting minutes and unanimously approved electronically. CAM's will post on the HOA portal for community viewing.
- The BOD addressed a resident concern for needing a traffic light at the back of the Canvasback Gate. A representative from the BOD is calling the Department Of Transportation to inquire.
- The BOD addressed a resident concern for a streetlight on Canvasback by turn. The BOD is inquiring with the developer on future neighborhood plans for street lighting.
- The BOD reviewed a question from the annual meeting regarding a question pertaining to the pool's ADA compliance. The BOD is continuing to check the minimum requirements for a pool within a private community. CAMs has been asked to provide literature on the necessity for ADA compliance for neighborhood amenities.
- The BOD discussed a resident concern of unauthorized use of the boat dock. As addressed in the open forum, the BOD is speaking with the developer and to discuss community concerns and potential solutions. The BOD also is seeking signage to discourage unauthorized usage of the neighborhood dock.
- The BOD discussed previous damage to the grass on the main entrance where a vehicle turning around created several very large tire ruts. The BOD additionally addressed previous resident concern of vehicle parking along the W Goldeneye environmental protection area. The BOD proposed several options to protect those areas from future events and damages. The BOD unanimously approved the need to obtain quotes for a structure to obstruct future issues.
- The BOD addressed the continued discussions with the Developer concerning the various road repairs required within the community; the BOD is reviewing options to address necessary

road repairs throughout the community. The BOD is scheduling a presentation from Total Asphalt Technology that will be available for viewing by the community.

- The BOD discussed the existing clubhouse AED. The BOD unanimously approved the installation of the AED on a wall within the clubhouse gym. The BOD has identified the cost of upkeep at: \$230 every two years.

- The BOD discussed the success of recent bridge work completed on W Goldeneye. The community has continued approval from the Onslow County Schools, Transportation Department (Dixon County) for one year. The BOD addressed the need for continued work to be done during Summer 2021 to ensure the bridge's continued upkeep and county approval.

- The BOD discussed the neighborhood playground; as well as the recent certification and opening. The BOD is inquiring about other avenues for yearly playground certification. The previous company, moving forward, has quoted a cost at: \$1,500 yearly.

- The BOD discussed community storm water drainage concerns, specifically: Harlequin and W. Goldeneye corner. At the request of the BOD, proposals were reviewed that covered options to replace culverts, remove various materials/shrubs, hand dig some areas due to multiple electric/phone/cable lines, and installation of larger Department of Transportation approved pipes under the roadways.

- The BOD reviewed the previous months' ONWASA water bills that were a result from pipe damage. The BOD is receiving a credit back from ONWASA totaling \$2,325.27.

IV. Executive Session (Closed Forum) – (8:28 pm.

- The BOD unanimously voted to extend suspension of compounding fees on violations.

Meeting Adjourned – 8:34 pm.

Next HOA Board meeting on 2 February 2021 at 5:00 pm.