

Mimosa Bay Homeowners Association Inc.
Board Meeting Minutes
7 July 2020

I. Call to Order – HOA President, called meeting to order at **5:01 pm.**

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

II. Homeowner Forum (Open Forum) – The BOD, in compliance with State COVID-19 restrictions limiting attendance, there were five “open forum” homeowner discussions.

- A community member expressed concern and clarification regarding observations within the community over the past several months such as mailboxes needing painting and/or repaired, basketball goals in driveways, boats in driveways and office hours of the CAMS on-site support. The board discussed the monthly inspection responsibilities by CAMS as it relates to a one day review/snap-shot in time and addressed many individual concerns and provided the following responses to the community member’s concerns:
- Mailboxes are identified within the current covenants and only identifies “similar design” and “properly maintained” by homeowners. All new homes are provided a similar mailbox and should be maintained by the homeowner. If mailboxes are damaged, the homeowner should contact the CAMS on-site representative to obtain a replacement (if required).
- Basketball goals on individual homeowner properties are not specified within the covenants. There are restrictions within the covenants regarding access to fire hydrants and electrical boxes by authorized personnel.
- Boats, RV’s or trailers are not authorized to be stored in driveways without written approval. The approval process can be completed electronically through the only official Mimosa Bay HOA web page (<http://mimosabayHOA.com>) or by using the email request through mimosabayhoa@gmail.com. It is also understood there are “reasonable” timeframes for the “temporary” parking of these types of objects due to recent removal from water, preparation for movement or emergency repairs; timeframes should not normally exceed 24 hours in duration.
- Several community members identified drainage issues on/near their properties. With all of the recent increase in rain within the community, the board is also concerned about the drainage issues to include all easements within the community. The board has been proactively reviewing all previous and planned future easement water flow related areas and is working with the North Carolina Department of Environmental and Natural Resources (DENR) office (authorizing officials for water run-off/flow) for the community coupled with planned discussions with the new developer. The intent is to ensure the community easements and drainage areas operate efficiently, effectively and are fully compliant with North Carolina regulations.
- A community member also identified there is a “sink-hole” on East Goldeneye and one on Redhead roads. The board has previously contacted the developer to conduct repairs to these areas which they have agreed to repair.

III. HOA Board Meeting (Closed Forum) – (6:40 pm.)

- The BOD discussed the cost to replace the storm water pond irrigation pump that supports the sprinklers at the Phase 5 entrance. We are awaiting identification of the type model from the vendor to determine exact replacement costs with subsequent installation estimates once obtained. The board will discuss the replacement options at their earliest opportunity.
- BOD discussed the current playground equipment status. It was noted by the Amenities Committee and several residents that the swings are broken, some ropes require replacement and the mainframe timbers supporting the majority of the equipment are rotted through at the base area. After much deliberation on the potential opportunity for children to get hurt while utilizing the equipment and the potential liability issues, the BOD unanimously voted to remove the equipment immediately. CAMS is to contact our maintenance support member to dismantle at the earliest opportunity. The BOD President will work with the Developer for sources of replacement and seek cost estimates for replacement at his earliest opportunity then contact board members with options for consideration.
- The board reviewed and discussed pool hours and cost estimates for future budget impacts. One of the recommendations discussed was to modify the hours of operation (continue daily number of hours) between opening and closing to better support the community use based and the review of daily usage collected since opening. The BOD concurred to not make any adjustments to the current operating hours or days until after the NC Governor makes adjustments to Executive Order 147 which is currently scheduled to end on 17 July 2020 at 5:00 pm. The board may require review and adjustments based upon the Governors decision during the next monthly meeting or earlier if required.
- The board discussed the need to establish a working group to support amendments to covenants (past, current and future) and the subsequent official registration of proposed changes. Two board members will conduct initial assessments and then present to the entire board for a collective review and future processing procedures.
- The board identified the need for a more rapid response to post the monthly meeting minutes for community access. The board unanimously voted to provide meeting minutes for board approval within seven days after the completion of meetings.
- The board also discussed a requirement to conduct a budget reconciliation for the current year and long term impacts as a result of unexpected expenses incurred throughout this year. The Treasurer will meet with CAMs to obtain the most current funds report (expenditures and balances) to conduct a detailed and comprehensive review with identification of proposals for full board review at the earliest opportunity.
- The board discussed the currently scheduled Mimosa Bay Town Hall on 18 July and the associated NC Governors forthcoming actions to his Executive Order 147 as identified earlier. Board concurred to delay the scheduled meeting and reschedule for another date to be determined. CAMs to notify community members of this change at earliest opportunity.
- The board reviewed a request for a parade for the support of a resident member on community contributions he has provided. After much discussion, the board could not fully support this request at this time. The board will respond to the requestor accordingly.
- The board also discussed the boat dock and identified repairs required to maintain the safety of the boardwalk and boat tie-down cleats. Board will request Amenities committee chair to request vendor quotes for repairs at their earliest opportunity and report back to the board all information obtained.

IV. Executive Session (Closed Forum).

- The BOD has identified a potential new process for the processing of the following requests/items through a CAMs portal to process actions in preparation of the Developer transition to full HOA responsibilities:

- ARC
- ACMC
- Compliance
- Boat/RV/Trailer storage
- Concerns/Complaints/Recommendations

This was an initial discussion and requires further discussions with CAMS to ensure the BOD is fully informed and prepared for future evolutions that will support the community in a timely, effective manner while also providing a certified record of transactions as required by North Carolina statues and regulations.

Meeting Adjourned – 9:15 pm.

Next HOA Board meeting on 4 Aug, 2020 at 5:00 pm.