2024 Annual Shelter Cove Meeting Notes

Saturday June 8, 2024

Church on the Lake

\*Open meeting with prayer- Jim at 1:05 pm

\*Approve meeting minutes from 2022 and 2023—

Helmut/Paul/unanimous

\* Committee reports

Architecture-Per Debra Jeffrey there were 7 new home applications with 6 being approved. A pool and carport have been approved. Helmut inquired about a carport on an empty lot on Laurel Drive with no home. Architectural committee was not aware. Another carport was put up on Harborside. Owner had permission long ago. Owner states he will keep it. On New Cove there is a shipping container on a lot. This is not approved, and paperwork has been completed and sent to owner for removal. Attorney has been contacted and would also send a letter to the homeowner. Debra C. questioning banners advertising business (Air BNB)on Shelter Cove Dr. Jim took the address and would send a letter to owner. Jerry advised there is an RV which is being inhabited. He recommended a letter be sent. Wes asked about the house next to him on Stevens Ln. See Deed Restriction section for details. Jr. discussed issues where the architectural committee has issues and needs to come to board, which can delay homes being built.

Boat ramps-Jr. advised bulkhead has been completed on Shelter Cove. One side is starting to settle. He might need to add dirt. The boat ramp on Tigerville Road has been stabilized with concrete and rock, but still is not recommended for boat launching.

Deed restrictions-Letters have been sent for problematic homes. House on Tigerville that has been condemned has not been mowing lawns. A letter will be sent again. Further legal action would be pursued if they do not comply. Paul and Jim discussed issues with the county tearing the condemned home down. Jim gave name and contact information for the county representative and encouraged Paul to contact county representative. New environmental enforcement officer has visited and cited the owners of this condemned property. 304 Steven’s lane was discussed as well. They have been cited for various items. Wes (neighbor) was advised to keep complaining. They are behind on taxes. Knowlwood Lane home being built, (delayed for a significant amount of time), has debris strewn about yard. Home is wide open. Charlie has concerns for squatters and asked that a letter be sent for clean up and to secure the property.

\*Financial Statements 2023-2024-Kay reviewed financials. A copy was provided for each attendee. Two of our biggest landlords in section 2 and 3 are deceased, so POA has not collected dues from these properties owned by the deceased. Boat stickers for the next five years need to be purchased which are in the budget. Boat ramp mowing increased.

\*Proposed budget 2024-2025-Member asked about who we are using for security. Sargent Sexton’s information was provided. He recently caught kids on four-wheelers and cited their parents. There have been kids stealing from boathouses on Sandpiper. Officer is on this per Jr. There were questions about how often current officer is patrolling. Kay shared that he is also the courthouse deputy and the liaison for emergency management. He has reportedly been very busy which might be why we are not seeing him as frequently. A vote was taken for the next years budget: Jr./Paul/unanimous

\*Bylaws update discussion and vote-Helmut recommended that the wording on page 3 article 5.01 remain the number of directors be 7. The new by-laws state a MINIMUM of 3. A discussion took place. Wording should be maximum of 7 and minimum of 3 if no others available. Debbie C/ Helmut. Helmut felt number of directors should stay at 7. Jim advised he doesn’t have a problem with the number of board of director positions to be determined by the POA. Helmut had a problem with minimum of 3. He feels two people would have the power. He wants to stick with 7 so there is a quorum of 4. This verbiage would be changed to” the number of board positions will be determined by the POA at the annual meeting with a minimum of 3”. A vote took place: Jr/Helmut/unanimous.

\*Vote on Maintenance fees 2025-Helmut/Wes keep maintenance fees the same. Charlie advised he votes to increase to $125. Debra C. asked why. He reported we are the lowest fees around here. Howard inquired where the funds would be used. Charlie felt all of our costs are higher to do anything. Paul felt it was also a good idea to go up to help our neighborhood look nicer. Jim advised the money has not been the issue. Charlie to raise/Paul seconded. A vote was taken and tallied by Kay. 21 votes for change, 50 for no change. The fees would NOT be increased, they would stay the same at $100 per year.

\*Nominations and votes for board positions—Helmut nominated Howard Kenard for board. Stephanie seconded. Unanimous. No other nominations were made. Vote by acclimation was unanimous. All other board members would remain in their current positions.

\*Website—Good traffic, statistics provided. Lots of visitors. Lots of members are using it to pay bills. There is a way to pay by credit card which was introduced to some members. There is a slight cost. Fees for the website have gone up to $600 from $300 based on number of members using.

\*New business-none

\*Meeting adjourned –Charlie/Paul/ unanimous 2:08 pm