

Mimosa Bay Homeowners Association Inc.
Board Meeting Minutes
6 October 2020

I. Call to Order – HOA President, called meeting to order at **5:13 pm**.

- President; Vice President; Treasurer, Secretary, new CAMs Manager (Krista) and Mimosa Bay Administrative Staff were present and operating within COVID-19 Phase Two State restrictions by practicing appropriate social distancing and gatherings of 25 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” homeowner discussions.

- A community member expressed concern on drainage issues on East Dolphin View. Issue is the vacant lots on the left and right sides are higher. Member is seeking BOD guidance to correct the water retention issues that are a result of being lower than the other two lots. BOD President requested permission from the homeowner to conduct a review of the location along with several other drainage sites throughout the community. Member authorized site review of their property and tentatively scheduled for the week of 12-26 Oct as a planning factor.
- A community member questioned the process regarding CAM’s compliance process and procedures. The BOD explained that they are not CAM’s compliance processes, they are Mimosa Bay guidelines and also explained the timeframes for notifications along with the process to resolve the issue in accordance with the Mimosa Bay Covenants and N.C. State regulations.
- A community member stated he had concerns with a resident using off-street parking. The BOD explained that within the Mimosa Bay Covenants, each home shall have room for two off-street vehicle parking capabilities. The member then questioned the ability for fire/emergency access when parked on the street. The BOD again explained that parking on the streets are not (blocking passage) authorized. The BOD requested the exact address in question and will pass it along to the Compliance committee chairperson for cursory review and further action. Member provided address for review.

III. HOA Board Meeting (Closed Forum) – (6:12 pm.)

- The BOD discussed the upcoming Annual Meeting and agenda items for action. It was discussed that we need to send out “Self-Nomination” forms to the residents as early as possible to assist in filling the planned three (3) BOD openings that will occur during the November Annual meeting. The BOD unanimously concurred with CAM’s representative sending the form and annual meeting announcement out soonest to garner interest within the community; requesting self-nominations” be sent NLT 26 October 2020 to CAMs. It was also identified that all “Proxy” votes need to be submitted NLT 13 November 2020 to support the Annual meeting timeframe.
- The BOD President addressed Drainage Concerns/Issues within the community with the developer during late September 2020. The developer is still conducting research to determine what the options are for the way-ahead. More to follow as the developer conducts his review.
- Basketball Hoop Replacement final cost estimate for replacement was estimated at \$891.17 for a commercial version that should withstand extended use in an open environment. The BOD unanimously voted approval for the purchase and delivery. End state is the assembly and placement near the clubhouse for community use and within camera viewing.

- The BOD talked about the status of the Boat Storage location (Phase 5); awaiting developer's decision during 2021.
- The BOD reviewed the replacement Playground Equipment cost estimates again. \$22,469 plus additional cost for rubber mulch and associated fiber and pegs that are required beneath the mulch at \$5,200 and \$150 respectively. BOD unanimously approved CAMs to contact the approved provider to establish contract and notify the BOD of acceptance and proposed installation date. The BOD will conduct electronic vote once obtained. *The BOD electronically voted to approve the total playground equipment purchase with associated rubber mulch, fiber materiel and pegs at \$27,819 to be paid for from the already established reserve funding lines. The current equipment debris and mulch removal will require community support (reduced expenses if community conducts). CAMs representative to send community blast requesting support for the removal of the equipment debris and mulch. If the mulch can be re-purposed, the initial intent is to place in phase five areas to reduce costs near the retention pond areas. CAMs will submit to insurance company for record filing to continue community coverage.
- The BOD discussed the status of warning signs for the Phase five storm water retention areas. BOD will provide the new CAMs Manager exact signage information to ensure they order the already BOD approved signs for installation at the phase five locations.
- The BOD discussed community storm water concerns:
 - a. Sink holes/Pipe Failures: Developer estimated repairs to begin 9-16 October 2020 on West Redhead and East Goldeneye areas. This is estimated to be a two-phase repair plan that will correct the road voids properly. Phase two repairs will be provided by the developer at a later date.
- The BOD discussed the status of the bridge inspection. Completed initial inspection and returned the results to the Onslow County Schools, Transportation Department requesting a 90 day extension due to the inspection results identifying several of the top boards require replacement and/or tightening. The BOD will schedule for a contractors assessment and plan of action & installation that will comply with the approved extension. Additionally, an annual inspection should be conducted by a certified engineer to ensure standards and guidelines are maintained that will allow for the continued, un-interrupted Dixson school system pick-up and drop-off at the community clubhouse.
- The BOD unanimously voted and approved for the Clubhouse to be pressure-washed by East Coast Property Solutions in the amount of \$606.65 from the annual operating budget line.

IV. Executive Session (Closed Forum) – (6:45 pm.) The BOD discussed and addressed the following multiple topics:

1. **Violation Fees;** As a follow-up to a question from the Town Hall meeting, the board requested CAMs to conduct research on NC Statute to clarify any restrictions for the continued suspension of fine assessments and review during the next board meeting. It was noted that this fine suspension does not apply to HOA dues and associated CAMs administrative costs during processing of dues; only violation fines are suspended until a further date to be determined.
2. **Playground Mulch;** The BOD reviewed the options of using standard mulch or rubber mulch for the playground area. The BOD unanimously voted for the purchase and use of the rubber mulch for

both safety and longevity within the playground area. CAMs to contact the provider for final cost estimate.

3. **Yard Sale and Halloween status**; The board discussed various options to support the communities interest in having a yard sale and Halloween celebration. The BOD agreed that we could support both events but must do so within the current NC State Executive Order limitations. The BOD will provide final information to CAMs representative for community distribution prior to each event.

4. **Pavement Rejuvenation Project**; Tabled for the next scheduled board meeting in November to allow for developer review and time to provide for new cost estimates for the board to review and discuss.

Meeting Adjourned – 7:11 pm.

Next HOA Board meeting on 3 November, 2020 at 5:00 pm.