

A meeting of the Goose Creek Landing HOA Board of Directors was held on October 17, 2020 at the waterfront shelter. With all board members and approximately 17 homeowners present, Board President, Louis Clark, called the meeting to order at 9:00 a.m.

New Business

Pier Replacement

The pier has sustained significant damage from recent storms and has had some temporary repairs. Quotes for replacing the pier have been obtained from Crystal Coast Marine Contracting, Inc and Bobby Cahoon Construction, Inc. Quotes were requested but not received from four other contractors. The board discussed each proposal at length. Justin from Crystal Coast Marine attended the meeting and provided valuable information regarding the construction proposed in his quote. The representative of Cahoon Construction did not attend the meeting. The Board members will review the detailed quotes and be prepared to make a decision at their next meeting in approximately 2 weeks. The proposals will go on record with these minutes.

Drainage at the waterfront

Quotes were solicited by Don Mitchell to address the issue of standing water at the waterfront. Don presented two quotes from Corbett Clearing & Demolition Inc. One quote was for the installation of one catch basin to address the area where water stands at the circle near the boat ramp. The other addressed the area between Canadian Goose View and the berm. Don contacted three other homeowners who are in the same line of work. One declined to submit a bid. The other two did not submit a bid. In October 2019 Everett's Clearing & Grading, Inc submitted a drawing and quote for installing three catch basins, two in front of the wall on the side of the circle and one in behind the wall. That quote was not submitted to the board for their review and Everett's was not contacted in 2020 about work in front of the berm. The contractors were not given any specifications regarding the work. They were asked to quote what they thought would resolve the issue. Don agrees that we do not have 'apples to apples' quotes. Earl made as motion to proceed with the work as proposed by Corbett Clearing & Demolition. Don seconded the motion. After further discussion, Earl, Don G., Don M., Hugh and Woody voted in favor. Mary Ann abstained. The proposals will go on record with these minutes.

Park Drainage

Standing water over the park is a great concern to the board. To address this problem, one homeowner has installed a system to pump water to the street. The pump is installed too deep per environmental standards and needs to be removed. Gail Gouty addressed the board regarding the negative impact the standing water has on the entire park. The board acknowledges that this is a major issue that needs to be addressed. Due to the complexity of the issue and expected large expense Mary Ann suggested that we consult with and possibly hire an engineer to develop a plan that can be implemented on phases. Don made a motion that we hire an engineering firm to develop a plan. Mary Ann seconded the motion, and all voted in favor.

Concrete

The abundance of concrete in our park greatly contributes to the problem of standing water. Homeowner Barney Barret brought up the idea of requiring porous concrete and will obtain a copy of the Emerald Isle ordinance that requires it. The board voted to place a moratorium on pouring concrete for 2 weeks while a new rule is being written.

Water Meters

With our ever-increasing cost for water, Phyllis obtained a cost from West Carteret Water Corp for installing meters for each residence. The cost of \$684k seems exorbitant and is not under consideration at this time. We have a significant problem with leaks along our dated system. This is compounded by homeowners not turning the water off to their homes when they are away. The board decided to come up with a plan for replacing the infrastructure from the main to the meter one block at a time over the next several years. It will be a slow process but more cost effective than individual meters. Mary Ann brought up the idea of submetered water. She will investigate this possibility and report back to the board.

Enhancements

Members of the enhancement committee have recently refurbished the playground area. Repairs to the equipment were made. The deck was stained and lights on the palm trees were repaired. No new projects are being started until all maintenance has been done but the committee welcomes input regarding future projects. Suggestions can be submitted to Louis, Earl, or Teresa Dubil.

Security

A homeowner addressed the board regarding people entering our community on foot and golf carts via the opening to Live Oak at the side of the Andrews' property. Phyllis will get a quote for the installation of fencing from the waterfront to the tree line across this opening.

OLD BUSINESS

Garbage Collection

After a thorough review of our contract, Earl and Phyllis met with GFL, the company who collects our garbage. Under the contract we were being charged a base fee for 250 cans per week and a tonnage fee with a 50# minimum for every can dumped each week. After negotiations, the flat fee will be \$17 for 250 cans per month. This will result in significant savings.

The meeting adjourned at 11:25 am.

Respectfully submitted,

Mary Ann Everett
Secretary