HOA BOD Meeting
March 21, 2026

Members Present: Earl Bunting (President), Mark Casey (Enhancement Liaison), Danny Creech, Hugh Kennedy, Mike Truelove, Karen Watson (Secretary), Penny Witherington (Treasurer)
Members Absent: None
Managing Agent Present: Tracy McKee
Visitor: Ken Banks, CPA
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Meeting called to order at 8:58 am by Earl

OLD BUSINESS

Dredging

- The total cost for Goose Creek Landing's half is $71,550. Both Goose Creek Landing (GCL) and Goose Creek Resort (GCR) have signed the contract with Crystal Coast Construction.
- Learned the GCR side of ramp/pier is not in a nursery area and this means we are not held to the moratorium and can dredge any time of year.
- Permits have been obtained and signed by all parties required. Permits are in Raleigh and Crystal Coast Construction indicated they would start the work as soon as they receive the permits from Raleigh.
- Crystal Coast Construction has indicated they can keep one ramp on each side open for boats while dredging and they can complete the work in 4-5 days once they begin.

NEW BUSINESS

Budget

- Budget revenue and expenses from 4/1/25-2/28/26 were presented by Ken Banks, CPA. There are expenses for March 2026 still to be paid.
- BOD and Mr. Banks reviewed last year's budget and expenses by line item and set the budget for 26-27. The final budget was emailed to all BOD members by Mr. Banks.
    - Motion to approve budget by Danny
    - Second to motion by Penny
    - Unanimous approval
- The final budget will be presented to homeowners at the Annual Homeowners meeting on May 30, 2026, at 9 am.

Late Fees

- Karen asked for an explanation of the late fee process when dues are not paid on time. Due dates are July 1 and January 1 annually.
- If dues are not paid by the 15th of July or 15th of January a 5% fee is added. If the homeowner does not pay by July 31 or January 31 a lien is placed on their property and the water is shut off.

Community Repairs

Boat Ramp

- Our side of the boat ramp is cracking as it was not designed/built for the large boats that are launching.
- Earl will have Crystal Coast Construction look at this issue while they are dredging to determine what/how to repair.

Gate

- Tracy working to obtain a new entrance gate to replace the short gate that was installed due to a breakage several months ago.

Pool area

- The pool house doors, trim, and vents in doors need to be painted the since soffit work has been completed.
    - Tracy received a quote of $1000 for all the pool house painting in addition to repainting the basketball goals, the bulletin board at the entrance, and the blue poles at the boat parking area. Tracy will work to have this all completed.

Ramp at Pool Entrance

- The ramp, near the dolphin, leading to pool has separated and dropped creating a trip hazard. Also, to open the entrance gate you must step off to the dirt area to get through gate. Tracy obtained a quote for repair or replacement of the concrete.
    - Lee Carpenter has provided a quote of $3,650 to remove and reinstall the hog slat bridge, anchor, and pour concrete where it has separated, and add concrete near the tree area to hold better and provide an area to stand on while opening the gate.
    - Mr. Carpenter was called to the meeting and asked to provide a quote to completely remove all existing concrete, from the hog slat to the gate, and replace this section with new as this would provide a permanent repair.
    - Mark will ask the Enhancement Committee if they are willing to help pay for part of this work.

Water Run Off at Boat Parking Lot

- Water is backing up on Canadian Goose Blvd (at the end of Snow Goose Blvd) due to the curbing and raised area just past the curbing.
- Lee Carpenter provided a quote of $3,250 to cut curbing, install a natural flume by excavating, seeding and installing erosion fabric, and pour a concrete flume. He provided a 2nd quote of $6,650 to encapsulate the entire area with an angled concrete flume approximately 105' long, 3' wide and 6" thick with rebar, lower the raised dirt area to make it drain adequately and add screening.

- The BOD discussed the work needed at the pool ramp entrance and the water run off area.
    - Motion by Mike to approve work by Lee Carpenter for concrete ramp at pool and water run off at boat parking not to exceed $12,000
    - Second by Mark
    - Unanimous approval

Tin on Fish Cleaning Station.

- The tin on the back side of the fish cleaning station needs painting or replacing. The Enhancement Committee attempted to obtain quotes for painting and did not find anyone that would provide a quote. Earl received a quote from Crystal Coast Constructions (dredge company) to replace the tin to match the roof color for $1200.
- The BOD would like the Enhancement Committee to split the costs. Four BOD members are also Enhancement Committee members and since this work was previously approved by the Enhancement Committee those members present advised the replacement should proceed. Tracy will work on getting this completed.

Mailbox Policy and Fees

- Several mailboxes are not being checked and overflowing with mail.
- The Managing Agent has sorted all keys in her possession and determined the corresponding mailbox. Please note, not all mailboxes have backup keys available by the Managing Agent as some were not returned when homes were sold.
- Mailbox Policy
    - Each homeowner is provided a mailbox upon request.
    - Current homeowners who do not wish to have mail delivered are to place a note in the mailbox indicating "No mail to be delivered to this address" and return your key(s) to the Managing Agent. If you do not have a mailbox key and do not wish to receive mail, notify the Managing Agent.
- Mailbox Key Policy
    - When a home is sold all mailbox keys are to be returned to the Managing Agent.
    - New homeowners are provided 2 mailbox keys at no cost if they request a mailbox.
    - Replacement keys are $10 each or 2 keys for $15 at the homeowner's expense.

- If the Managing Agent does not have extra keys this requires the Post Office to replace the lock. The cost for a current homeowner is $45 for a replacement lock and keys.

Enhancement Committee updates

- The Enhancement Committee has projects in process to update the front entrance area(s):
- Concreate edging has been placed around the trees near the mailboxes.
- Crush and run will be placed around the mailboxes. This will make a more even area for parking golf carts, walking to the boxes, and prevent erosion. The total cost for crush and run rocks is $500 and the HOA will pay for half of the costs.
- Some of the larger rocks around the gate area will be relocated to areas near the palm trees at the pool and new, lighter colored rocks will be placed in the entrance area.
- The black poles at the mailboxes will be repainted. The HOA will purchase the paint and Enhancement Committee members Joni Johnson and Ginnie Williams will paint the poles.
- The Enhancement Committee is doing an excellent job for the community.

Social Committee Chairperson

- The BOD reached out to the homeowner that indicated this committee was needed, however that homeowner did not want to chair the committee and no one else has been identified to organize and plan community events. A suggestion to allow a homeowner's adult child to organize was made.
- If anyone is interested in chairing a social committee or knows of anyone that might be interested, let the BOD know. The BOD is prepared to provide monetary funds for paper products and decorations.

Miscellaneois Items

<u>Fencing between GCL and GCR</u>

- GCR's board did not approve this in their budget. Their manager plans to discuss again in 2027. Tracy and Earl will also request GCR trim the growth hanging over the fence and the overgrowth within the fence.

<u>Ant Extermination</u>

- James Dabrowski has our lawn maintenance contract and received extermination certification. We will no longer contract outside services for this and utilize Mr. Dabrowski going forward.

<u>Winter Road Scraping</u>

- Due to the amount of snow received in January, the BOD paid $900 to have one path of each main road cleared for homeowner and emergency vehicle access.

Spring Cleaning (aka Spruce the Goose)

- The Managing Agent has begun to send community wide notices for homeowners to begin spring cleaning and get homes, buildings and yards spruced up. Homeowners with multiple boats, trailers, jet skis etc. are reminded to keep these areas neat in appearance as well.

By Laws Update

- The current BOD attorney was tasked with updating the By Laws and this has not been completed, and several other items have been delayed in processing.
- We are a small part of the attorney's clients and most likely take a backseat to other higher profile clients.
- Earl will begin looking for another firm that specializes in HOA legalities.

Pool Opening and Closing

- The current pool season is May 1 – Oct 1. Around 5 homeowners have requested the pool open April 1 and remain open until Oct 31.
- The monthly maintenance for the pool is currently $2,365. The BOD discussed and did not feel low usage for 2 extra months warrants an additional $4,730 in expenses.
- The pool season will remain May 1 – Oct 1.

Annual Homeowner's Meeting

- Saturday, May 30th at 9:00 am
- Tracy will post on Facebook and include in email to homeowners.

Nominations and Elections for HOA BOD

- There will be 4 seats open for the BOD beginning in June 2026.
- Nominations open April 1 and close April 30. If you nominate someone, you should have spoken to them to ensure they are willing to have their name on the election ballot before submitting their name to the Managing Agent.
- Elections will be due at the Annual Homeowner's meeting on May 30th at 9:00 am. Each lot is allowed 1 vote.
- Tracy will provide the nomination and election processes prior to April 1.

Motion to adjourn 11:54 by Mark
Second to motion Danny

Minutes prepared by BOD Secretary, Karen Watson