Enhancement Meeting Minutes
January 31, 2026

Members present: Jerry, Jeff B., Crystal, Mark, Iris, Annette, Danny, Hal, Joni, Melissa, Mike, Jeff W., Karen, Chris, Nel, Ginnie
Members absent: Shelly, Marty, Shannon,

Crystal called meeting to order at 10:10 am.

Welcome new member Melissa Robertson. After the meeting, Karen and Crystal confirmed that Cindy Amos and Miriam Ledford both wished to join the committee.

Treasurer's Report (Iris)
Expenses paid since Nov 2025:

- $5000 donation to HOA BOD for pool repairs
- $4003.13 for 2 patio tables and 8 chairs plus $50 donation to breast cancer awareness that gave us a discount on the price.
- $907.28 – 2 pool umbrellas from Carolina Coastal
- $38.42 – 2 American flags
- $1408.94 – Enclosure at front gate
- $541.48 – added additional lighting at front entrance

Balance = $23,710.92

Nominations and Election of officers:

- Chair – Mike nominated Crystal. Second to motion by Jerry. Unanimous approval.
- Treasurer – Danny nominated Iris. Second to motion by Karen. Unanimous approval.
- Secretary - Nel said she would do it again if no one else would, but she really did not like taking minutes. Iris nominated Shelley. Melissa volunteered. Mark nominated Melissa. Second to motion by Mike. Unanimous approval.
- HOA BOD Liaison - Karen nominated Mark. Second to motion by Mike. Danny volunteered to help Mark as needed. Unanimous approval.

Crystal thanked members for their work around the community

- Hal and Joni – taking items from barn to the recycling center
- Chris Whaley - for power washing the sidewalks at the shelter
- Committee members who put up the Christmas decorations. Jeff Booth for taking them down and putting them up in the barn in an organized manner
- Jeff Booth, his FIL, and BIL – built the nice enclosure at the front gate.
- Several team members also worked on the lighting at the front gate. There is one light that has condensation in it. Lines not buried due to front entrance work that still needs to be completed. James, lawn maintenance, is aware of the line on the ground.
    - Action item: Chris to work on getting broken light strand replaced.

- Ginny - pickup up the umbrellas in Morehead for the pool.
    - Action item: Jeff W. to attach umbrellas to tables.
- Mark, Chris, Jeff B, and Marty - picked up new pool tables and chairs.
- If I left anyone out, thank you for what you have done.

OLD BUSINESS

Shelving for storage building
- Jerry volunteered to install shelving.
    - Action item: Jerry to meet with Tracy to determine where the shelves should be located.

Speaker System (old system)
- Crystal suggested selling for $1500.00 and needs HOA BOD approval for the price as they paid for half the system. Will post on Facebook as soon as BOD approves and she has photos.
    - Action item: Mark to present to HOA BOD

Shelter Fan
- Mike Truelove donated a fan for the shelter. Once this one is installed we can decide how many more are needed. Mike willing to donate more if needed.
    - Action item: Mark to install donated fan (waiting for warmer weather)

Banquet Tickets
- Tickets will be available at the June meeting for all board members to start selling. Each member is asked to try and sell at least 10 tickets. Same prices as last year.
- Discussed purchase made by July 31st to be in drawing to win $100 Amazon card for individuals and $200 Amazon card for sponsor and how this would work. This would help some with getting numbers early.
- Motion by Mark that all $60 meal tickets purchased by July 31 be entered in drawing for $100 Amazon gift card. Second to motion by Karen. Unanimous approval.
- Motion by Karen that all $200 sponsorships purchased by July 31 be entered in drawing for $200 Amazon gift card. Second to motion by Mark. Unanimous approval.

- **Banquet Caterer**
- Quotes obtained from Fat Fellas ($12.00 per plate) and Moore's BBQ ($12.50 per plate).
- Discussion on what worked and didn't work with both vendors in the past.
    - Ginnie requested add a clause to Fat Fellas contract that they would provide adequate staff and if they didn't we would get a substantial price break if they didn't provide. Mike obtained that quote and said he would ensure they had enough servers.
    - Jerry said we needed the same clause about having enough ice.

    - Discussion that past Fat Fellas lack of service side is what drove us to use Moore's.
    - Crystal asked if Karen would call Moore's and ask if they would meet the $12.00 per plate.
    - Mike suggested giving Fat Fellas a chance to ensure they would get servers.
- Crystal obtained verbal vote from members present. Moore's BBQ received 15 votes.
    - Action item: Karen to confirm Moore's and ask if they would match the $12.00 per person price.

Edging at front entrance

- Ginnie obtained quote from Brian Vinson with Elite Edging. $1400 with no seal required to put edging around mailboxes and palm trees at front entrance. Discussed that the lighting cable should go under the edging. The work was previously discussed and approved at a prior meeting. We were waiting for the lighting to be installed.
    - Action item: Ginnie to schedule the work as soon as he can get us on his schedule.

Rock at front entrance

- Joni obtained three quotes from Burke's, Coastal Mulch, and Domingo. Domingo indicated he could perform all the work needed including picking up the rock, spreading properly as well as removing the existing dark rocks and relocating to anywhere within the community we wanted. Discussion these could be placed around the pool/palm tree areas. Domingo would like to wait until the curbing is in place to perform the rock work. These would be light colored stone with larger rocks that would still allow leaves to be blown out when needed.
- Motion by Hal to move forward with Domingo. Second to motion by Mike. Mike asked for pricing to be confirmed and give that to Mark to present to HOA BOD for review and approval. Unanimous approval.

MANAGING AGENT ITEMS (Tracy McKee)

Fish station painting

- Tracy working on obtaining another quote to have water side of fish cleaning station painted. Discussed changing color to green or teal. Karen asked if there was any material that could be put on that would not require painting. Joni to determine last time it was painted.

Missing street signs - have been replaced

Pool money donation – was used for the pool motor and new steps and railing at the pool.

Painting concrete walkways at shelter

- Harry Lee agreed to paint. No one knew if he was charging or donating.
- Chris pressure washed and does not feel it needs to be painted. It already has a rough finish to prevent slipping. Feels if we keep it washed a few times a year this will prevent the mold from gathering on the north side that does not receive sunlight.

- Action item: Crystal to follow up with Tracy on whether they think it needs to be painted and if so what the cost will be.

Non Enhancement items for FYI

- Pool building work - Darrell King was contracted by HOA BOD to replace the soffits around the pool and install a larger opening where the pool motor is located. This is just FYI as this is not an Enhancement Committee item.
- Front entrance cameras – these were raised due to the new structure installed around the power box at the front entrance
- Hole forming at rock wall – Tracy looking in to vendors to repair.

Meeting adjourned at 11:20 am.

Next meeting is set for June 6, 2026, at 10:00 at the shelter.

March 2026-Feb 2027 Enhancement Committee Members

Shelly Allen
Cindy Amos
Jerry Amos
Marty Baker
Jeff Booth
Shannon Booth
Crystal Casey
Mark Casey
Iris Collins
Annette Creech
Danny Creech
Hal Johnson
Joni Johnson
Miriam Ledford
Melissa Robertson
Mike Truelove
Jeff Watson
Karen Watson
Chris Whaley
Nel Whaley
Ginnie Williams