

July 20, 2024 Annual Community Meeting - Pinehaven Homeowners Association Annual Meeting

Meeting called to order by Association president, Annette Moore, at 10:06am

Board members in attendance: Annette Moore, Charles Allen, Jimmy Dew, Gary Evers, Dale Sechrist, Janie Sheppard, John Dounoucos

Not in attendance: Art Nastri, Ray Fitzgerald

1. Annette Moore asked Board members to introduce themselves to the attendees, noting particularly the two newest board members: Jimmy Dew and John Dounoucos
2. As treasurer, board member Janie Sheppard covered the Association's financials, including income and expenses and balance on hand, \$127,299.01 (handout available to attendees at the door)
3. Dale Sechrist covered the requirements for and the importance of insurance for association-owned properties, the importance of participation by homeowners in Pinehaven to pay dues, and to volunteer services, when possible, for the betterment of the community.

Dale also provided an update on the status of the new security gates at the boat launch site and at Beaches 1 & 2. Power has been provided by Duke Energy, the credit card required to pay the monthly fee for the gate system has been obtained and the gates should be set up within a few weeks. Participating (dues paying) homeowners will receive individual codes by email to access the boat launch. Dale noted that emergency vehicles will always have access.

The beaches system will require one code to access for homeowners, not individual codes.

This discussion led to Annette Moore explaining the unanticipated costs to repair and refurbish Beach 1, which was flooding and eroding. A new sea wall was necessary, the drainage system was repaired and the parking area increased, all to make the area much safer and usable for residents.

4. Gary Evers explained the new Pinehaven website (www.pinehavenbadin.com) and its intent. The website serves primarily as a source of information for residents. The website will include an email link if a resident wants to reach out to the board directly.
5. Dale Sechrist discussed the board's wish list and future projects for the Pinehaven community to include a new, updated sign for the boat launch, general clean-up of the

boat launch area, a new sign and upfit for the trailer parking lot, new picnic tables and trash cans, a dog poop bag stand, and possibly a picnic style shelter for Beaches 1 & 2.

6. Annette Moore acknowledged the help of the homeowners who have volunteered their time and, in some cases, funds, that contribute to the betterment of the community, i.e., a new flagpole for the entrance to Pinehaven.

At this time Annette opened the floor to questions.

One resident made a suggestion to deal with an exposed pipe at Beach 1, as it is large enough to be accessible to children and pets. Annette acknowledged that it will be taken care of.

Other comments were complimentary and appreciative to the board and all it has accomplished recently.

Annette adjourned the meeting at 10:45am with a plea to homeowners to please pay their annual \$100 dues so that the good work may continue.

Respectfully submitted by Lynn Ross, Clerk.