

**WATEREDGE HOLDINGS, LLC**  
**27th ANNUAL OWNERS' MEETING**  
**SATURDAY, SEPTEMBER 4, 2021**  
**Emerald Isle Town Hall, 10 a.m.**

**Minutes**

Attendance – Approximately 45 owners attended the meeting.

President Bobby Whitt called the meeting to order at 10 am. He welcomed everyone to the 27<sup>th</sup> annual owners' meeting. New residents were recognized and those who passed were remembered. He reported the difficult decision to cancel the picnic due to COVID concerns.

The 2020 minutes were read and accepted. A copy was previously sent to all owners.

The printed financial report for the period ending June 30, 2021 was distributed.

Election Committee Chairperson Susie Oliver reported that five candidates ran for office. The Election Committee members Susie Oliver, Barbara Maurer, Nanette Hill and Wayne Crawford counted ballots. Eighty-two ballots accounted for 73%, or 362 units of ownership (shares). Four incumbents were re-elected, Fred Adams, Rich Bennett, Rick Hunter and Larry Wood.

Larry Wood reported for the Architectural and Pervious Allocation Committees. There are several new homes in the park and three more have been approved. If anyone is planning to replace a home, prior to ordering a home, they should contact a member, first of the Pervious Allocation Committee and next, of the Architectural Committee to obtain any necessary impervious credit and approval to proceed. Approval must be secured before making any changes or modifications. Permission is required to add anything that water will not penetrate. *This is not a park rule; it is a CAMA (Coastal Area Management Act) regulation and must be adhered to.*

The Maintenance Committee report was presented by Everette Denning. The committee has managed replacement of two electric meter boxes, tree trimming, and replacement of main valves in the water lines for the park. This enables repairs to be made in one section without shutting off water to the entire park. The location of water lines under mobile homes on Courtney Court is currently being addressed. If anyone has a problem with their water or septic system, they should contact a member of the Maintenance Committee before calling a plumber or electrician.

The Budget Committee reports that our finances are healthy with all three reserves fully funded. The biggest concern is the ongoing excessively high water bills.

**New Business**

Last year over 150 trees were planted along the front of the property as a noise and privacy barrier from Highway 58. An irrigation system was installed to water the new plants. Residents are urged NOT to walk through the tree line to get to or from the road. Pathways leave permanent openings that defeat the purpose for the plantings. Use the park roads.

Coyotes have been seen in the park. One was observed taking a pet cat. A licensed trapper has been contacted to set up traps. If you see a coyote, contact Bobby Whitt, who will call the trapper. Please tell children to stay away from the traps.

Bogue Banks Water Corporation has increased the quality of our water, which came with a price increase. The bills, which were already excessive, are even higher. Owners are urged to shut off water at their main valve any time they leave for more than twenty-four hours. Even a small leak adds up quickly. One suspect is leaky toilets. Everyone was asked to pick up a bottle of dye from the front table before leaving. Place a few drops in the toilet tank to check for a leak and call a member of the Maintenance Committee if you cannot follow the instructions in the July newsletter on how to replace the flap. Reduce watering time on automatic irrigation systems and shut them off for a few days after a rainfall.

The Park has previously contracted for the placement of rocks along sections of the waterfront to protect the bulkhead and encourage marine growth. The project has been very successful, and we are seeking approval to add material in three more sections. It is a multi-step process with an anticipated start date sometime next fall.

Susie Oliver informed everyone that we have a new, updated website and encouraged everyone to visit it. There is a public section and a residents-only section with a single password *ilovethebeach*. The private section includes contact information for residents. Please do not share the password with non-residents. Newsletters will be posted as will updates. Residents are encouraged to submit photos so they can be posted.

#### Shareholder Comments

Claude Reeves asked about the status of adding another dock. This option may be possible if CAMA approves modifications. New piers may be approved but with some caveats about how they are used. This is still in preliminary stages.

Michelle Whitfield spoke about cameras facing her home and impeding her privacy and creating hard feelings. Bobby noted that cameras can view the same distance that a person sees and asked camera owners to angle their cameras onto their own property as much as possible. If possible, before contacting a board member with a complaint, please consider approaching a camera owner to discuss your concern.

Cathy Martin spoke to an issue that was raised at the 2020 owners' meeting. The demographics of the park are changing. New owners are coming into the park but are unable to purchase any units of ownership (shares). Elections are based on the number of shares voted. Approximately 16% of the shares are presently owned outside the park by former mobile home owners. Other residents have large numbers of shares and can swing an election. She reiterated the proposal that elections be determined by the people who live in the park on a one-person, one-vote basis since they are the ones who pay rent. The question is being researched to see how or if that or other options can be accomplished. Cathy also requested that the newsletter report who voted for and against motions and who was present.

The meeting adjourned at 11:15 am.