

## **Roanoke Shores Homeowners Association Meeting Minutes**

**May 6, 2023**

Owner's presents: Unit 101- Twiddy; Unit 103 – Jones; Unit 104 – Hess; Unit 105 – Berthold; Unit 201 Sylvia; Unit 202 by proxy; Unit 203 – Davis; Unit 204 – Felton by Zoom; Unit 205 & 207 – Tillett; Unit 302 – Payne; Unit 304 – Grubbs; Unit 205 – Liberi by Zoom; Unit 207 – Tillett by Zoon.

Quorum – all members were present and 100% quorum.

Meeting was opened by President Hess @ 10:06AM

Discussions were held on the following:

1. Presidential report was give by President Hess. Insurance for the building is going up substantially from last year. Insurance companies are using a rating agency, and buildings over 20 years old, stick frame built, and over 10,000 square feet are going up in cost or becoming uninsurable by a number of companies. The only insurance carrier that will carry the Roanoke Shores policy at this time is NCJUA.
2. Managers report was given by Staton Martin, HOA Manager, dues will need to be increased by \$120/month to \$420/month, in order to cover the increase in insurance and maintain the property. Sheena Jones moved to approve the budget as presented. Kim Payne seconded the motion. Motion passed.
3. Elections, all board members, Rich Hess President, Bobby Grubbs Member at Large, and Kim Payne Secretary are up for re-election. Nancy Berthold moved to re-elect the current Board of Directors for another 3 year term. Sheena Jones seconded, motion passed.
4. Additional discussions were held regarding budget, landscaping, tree removal, long term capital improvements planning, and overall association business.
5. President Hess and Staton Martin, Manager are going to looking window guidelines and provide to the owners that want to replace their own windows.

Meeting was adjourned by Rich Hess at 11:07 AM

Respectfully submitted by Kim Payne, Secretary, Roanoke Shores HOA.