

*Annual Meeting*  
*and*  
Roanoke Shores Board of Directors Meeting Minutes

May 31, 2025

Owners present: Bobby Grubbs (304), Kim Payne (302), Rich Hess (104), Berthold (105), Ross (106), Petrigac (107), Sheena Scott (103), Sylvia (201), Martinez (203), Tillett (205), VMB Properties (206), Tillett (207/307), Liberi (305), and manager Staton Martin

Majority owners were present.

Meeting was called to order by President Hess @ 1010AM EST

Presentation regarding HO6 insurance policies was giving by Larry Barker. Lance McCall with McCall construction gave a presentation about window replacement.

Discussion was held about the following:

Windows and Sliders: Replacing windows and sliders in phases and hiring McCall Construction and using the line of credit that was used for sewer replacement. Motion and second was made to replace the windows in 3 phases. Motion passed.

Road Implements: The road is owned by Roanoke Shores with 2 easements for the properties that use the road. All three parties are responsible for road maintenance. Two estimates were received for improvements \$22,700 and \$27,500. Repairs / resurfacing needs to be completed this year before the road is unrepairable and will need to be replaced. Decision was made to repair the road and share the cost between the responsible parties.

Budget: The Budget was presented by Manager Staton Martin and a Motion and Second was made to approve as presented. Motion passed.

Cable and Internet: Decision was made to look into purchasing cable and internet in bulk through the association for cheaper rates. Manager will report back to the board on cost.

Attic pipes: The pipes in the attic have been breaking in the cold and the decision was made to look into the cost for replacing the pipes before it gets cold to prevent more breakage and damage to the units below.

Discussion was held regarding dogs, vehicles out of date in the parking lot, and other items going on in the complex area. The police are aware of the issues with dogs, tenants, and residence. If anyone has a problem, call the police and then the property manager.

Meeting was adjourned by Rich Hess at 11:37 AM EST.

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