

Roanoke Shores Homeowner's Annual Meeting
July 18, 2026

Owners present: Richard Hess #104, Petrigac #106 and 107, Nancy Berthold #, Pat Sylvia #201, James & Michele Fishel #203, Matt & Melissa Emswiler #301, Kim Payne #302, Kathy Postlewait #303, Bobby & Betty Grubbs #304.

Meeting was called to order by President Richard Hess @ 10:04AM EST.

Discussions were held regarding the new septic system and special assessment. Special Assessment is \$1967.00 / year for 3 years, first payment is due March 1, 2027 and for the next 2 years. Bobby Grubbs made a motion to approve the special assessment and Pat Sylvia seconded the motion. Motion passed

Status of the slider and window replacement was held. Sliders on the sound side have been replaced. Windows are on hold. Homeowners can put in their own windows if needed. Report leaks or any window issues to Staton Martin and he will make arrangements for repair or provide information for replacement. Money for the sliders and windows on the sound side was paid for out of the monthly dues.

2027 Budge was reviewed and a motion by Bobby Grubbs and seconded by Pat Sylvia was made to approve as presented. Motion passed.

A number of trees need to be trimmed or removed on the sound side. Staton Martin will work with the landscapers to trim or remove the needed trees.

No mail boxes are available on site.

Bobby Grubbs moved and Pat Sylvia seconded a motion to adjourn the meeting. Motion passed. Meeting adjourned at 10:30EST.

Respectfully submitted by
Kim Payne, Secretary