



HOA Q4 Meeting Minutes
December 10, 2024

- A quorum was called at 6:10 and the meeting began. 4 board members were present, Ryan Witham, Steve Mosman, Aaron Willis, and Michael Giacobbi.
- Ryan Witham began the meeting by thanking Crystal Thomas and her family for their work in managing the clubhouse and their contributions to the community throughout the year. He also acknowledged Kinsley Graves and her family for their commitment and hard work, offering additional praise for Kinsley's exceptional dedication and performance on the board. Ryan Witham extended his gratitude to everyone who served on the board, commending them for their efforts and dedication throughout the year.
- Ryan Witham addressed a question regarding voting rights being suspended without notice or procedure. He shared that he had consulted the community lawyer who confirmed that voting rights cannot be suspended without proper notice and steps. As such, all attendees were allowed to vote during the meeting.
- Ryan shared the 2024 board's approach to decision making, that no matter what each board member's role was, we tried to always make decisions as a team and with open dialogue and transparency. He urged the incoming board to do the same.
- Ryan noted that, as the meeting began, no board nominations had been made. He warned that if a board was not elected, the community would need to transition to a management company. This led to a discussion among members, who unanimously expressed concern about the potential impact on the community.
- Lynn Mauze stood and urged the community for more togetherness and less petty fighting. She also asked the current board to share what they have learned from their term this year.
- Ryan Witham shared that he learned that the commitment level is admittedly higher than he expected and that being able to rely on the other board members is helpful and to understand that you can't make everyone happy all the time and that there are some things that are simply not an issue the board has responsibility for.
- Aaron Willis shared that he thought the lack of nominees may be, in part, because of the hectic nature of the holidays and that there are intimidating issues on the horizon. However, these issues are still going to have to be addressed. Aaron Willis expressed he feels like there are obviously some topics that are contentious but that the vast majority of the members in our community want what's best and are willing to do what it takes to make things better.
- Michael Giacobbi discussed his learnings from the Easy HOA research and that he thinks, even if it isn't that specific platform, a more web based social media platform could help us with more engagement. Steve Mosman agreed that he thought the ability to have real time updates and information would help the community.
- Steve Mosman discussed his experiences with the Treasurer role, especially with the Town of Beaufort Water/Sewer Dept. He urged the upcoming board to stay on top of that and to push back when the billing looks off. Steve Mosman also praised Kinsley Graves for her invaluable contributions to the board throughout the year.

- Ryan Witham opened the floor for 2025 board nominations. Andrew Fedynich, Lyla Keithley, and Crystal Thomas volunteered. Mike Giacobbi nominated Nikki Bruhn, Crystal Thomas nominated Kinsley Graves, and Andrew Fedynich nominated Laura Clemons. Each nominee briefly introduced themselves before ballots were distributed. Mike Giacobbi and Aaron Willis took the ballots downstairs to be counted, with Ben Woodward serving as an impartial witness.
- The 2025 budget was presented, and discussions ensued:
 - A 10% increase in dues was built into the budget. Laura Clemons questioned this, but it was clarified that the board is authorized to raise dues by up to 10% without a vote.
 - Ryan Witham explained that expenses for engineering fees were covered by a separate account, as they were not included in the previous year's budget. These expenses were approved but would not be paid out of the general fund.
 - Vegetation, ditches, and drainage cleanup were discussed. A quote of \$25,000 was received, and this amount was proposed for the budget to ensure coverage for the work needed. Laura Clemons questioned the accuracy of the quote, citing prior lower estimates, but it was explained that the proposal was based on the quote provided. The new board was encouraged to seek alternative quotes if possible.
 - Crystal Thomas proposed a motion to allocate \$20,000 for vegetation, drainage, and ditches as a separate line item, not included in the roads budget. The motion was seconded and approved by majority vote.
- Maintenance & Repairs:
 - Sarah Williams asked about pool maintenance, specifically resurfacing. Ryan Witham stated that Brian Trotor advised addressing the cracks soon, though resurfacing was not immediately necessary. Since no quote was available, it was not included in the budget.
 - Crystal Thomas questioned an increase in the maintenance budget and inquired if quotes had been gathered for repairs discussed at previous meetings. Ryan Witham acknowledged that quotes were not obtained, but the budget increase accounted for anticipated repairs.
 - Sarah Williams questioned why common areas were grouped under one maintenance category. It was clarified that all common areas fall under HOA responsibility and require collective maintenance.
 - A question was raised about clubhouse management expenses. Ryan Witham explained the role and responsibilities, including opening, closing, cleaning, and maintaining the clubhouse and pool areas.
 - The change to the dock line item was explained without further questions.
- Budget Approval:
 - A motion was made to approve the proposed 2025 budget. The motion was seconded, and it passed unanimously.
 - There was a motion to increase the landscaping GL to include 20k for vegetation removal, that motion was seconded and a majority voted to approve.
- The new board of directors was announced. Although the exact vote counts were not shared, the top five volunteers with the most votes were:
 - Kinsley Graves
 - Crystal Thomas
 - Andrew Fedynich
 - Laura Clemons
 - Lyla Keithley
- The meeting adjourned with plans to set a date for the new board to meet and transition smoothly into their roles.