



Monteray Shores Homeowners Association
PO Box 206
Corolla, NC 27927
www.monterayshoreshoa.org

August 21, 2018

To: Monterey Shores Property Owners

From: Monterey Shores Board of Directors

Re: 2018 Mid-Year Report

This year has passed the mid-year point, and it has been somewhat different from the years gone by. Monterey Shores has experienced an increase in new homes being built after several years of very minimal new builds. It has been a very wet Spring and Summer. That, along with many school districts from our feeder markets letting school out later than usual due to the harsh winter, has led to a shortened rental and beach season. We hope that those of you that rent your properties have had a decent season, and hope you will take the time to enjoy the beauty of our community when you are here.

Several projects we announced at the annual meeting in 2017 have been completed or are at near completion. The Independent Gym Access Program was implemented. We encourage those that plan on using the gym, to stop by the clubhouse and register to participate. We also implemented an independent Yoga Program located on the second floor of the clubhouse. When you visit the clubhouse, you will notice that the TVs in the gym are improved and the floor in the Weight Room has been upgraded to match the Cardio Room floor.

Another project that is completed is the MS Website. The address is listed in the letterhead. Please contact the clubhouse for help accessing this site if you have not yet updated your login and password. The Board of Directors hopes to use this site to keep our guests and our property owners informed of issues that are relevant to our community.

The railings around the pool and the clubhouse deck have been replaced. This is just part of the work to be done around the pool and clubhouse that addresses the normal deterioration that happens on the Outer Banks due to the normal beach environment.

Next is the challenge of resurfacing the Tennis Courts. We were able to get two courts resurfaced for the season. However, the process requires days of dry weather for the new surface to be properly applied. The courts that are completed look good and are receiving positive comments from those using them. One of the completed courts has the option for Pickle ball. The surface for the remaining courts is partially completed. As I write this letter, Corolla has had a couple of deluges of rain over the past 24 hours. Our goal is to have the Tennis Courts fully rebuilt before the end of August.

Other than these major projects, the staff has overseen several maintenance projects around the clubhouse, the pools, the piers, and the ponds and lawns. Staff has done a very good job of providing service to our owners and guests, while working to hire enough help for the season.

There is one issue that needs all of our attention. Because of the rain and the harsh winter we have experienced, some of our properties are in need of attention. The Board has received some complaints regarding the condition of some neighboring properties. We have begun to communicate with both the property owner and the complaining property owner. The Board believes that the property owner needs to be advised of the situation. The Board is exercising this communication as a courtesy to both parties. The Board encourages all our owners to conduct good property management by trimming the overgrowth and spraying for mosquitoes.

The high season is coming to an end and we hope that the shoulder season will experience some good weather and visitors. With this transition, the Board of Directors will be having our annual post-season Board Meeting. There are many projects that have been identified for funding in the latter part of 2018 or for Reserves Spending in 2019. We will be prioritizing these and presenting a report at the Annual Meeting in November. The Board will also work on updating the Ten-Year Reserves Spending and Income Plan.

We welcome your comments and suggestions. Please use the forum provided through the MS Website, or feel free to write the Board at the address listed above. When you are here, enjoy the natural beauty of our community. We hope to see all of you at the November Annual Meeting. Look for information regarding the Annual Meeting to come in the mail in October. If you are unable to attend, please send your proxy in to help us have the quorum needed to conduct the meeting.

On behalf of the Board of Directors,

Hugh A. McCain, President

Cc: file