



Monteray Shores Homeowners Association
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Board of Directors
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May 11, 2020

TO: Monteray Shores Homeowners

FROM: Monteray Shores Board of Directors

RE: Early Mid-Year Report

This 2020 year has opened like no year that I can remember, and I have been either living or vacationing on the Outer Banks since the 1950's. With this unusual situation, some of what the Board of Directors and Management had hoped to accomplish may not have transpired or progressed as previously planned. However, there have been several projects that have either been completed or that are in progress, in spite of the "Stay in Place Orders" from the State of North Carolina and both the Currituck and Dare County Commissioner's directives. Kathy Scott, our General Manager, deserves a lot of credit for navigating through this challenge. Also, during this difficult time, I am pleased to report that for the most part, our community has done a great job of practicing the safety and social distancing recommendations that have been outlined. We are all looking to put this COVID-19 problem behind us and to move on with our lives.

Instead of listing the MS Phased Re-Opening Plan in this letter, a copy of the most current edition of that plan is included. Please make note that the plan is based on the most current information available and is subject to updating. Our General Manager has already published a brief update to the MS website. This is a current snapshot of how Monteray Shores plans to open up the amenities and facilities. Please understand that the BOD and Management are moving forward based on the best information available to us.

Now for a brief recap of the Reserve Projects that are either completed, nearing completion, or delayed:

- Rebuild of Basketball Court = Completed except the Surface markings
- Fence around BB Court = COMPLETED
- Playground Sand = COMPLETED
- Playground refurbishment = Waiting for installation of new equipment
- Repair back of entrance signs = Not Started
- Replace stop signs = COMPLETED. The posts have been repainted.
- Replace streetlights = COMPLETED – Nice improvement
- Landscaping – COMPLETED all planned for the year
- Bike Path Repairs – Not Started due to cost projections and looking for other options. Warning signs will be placed where the path is damaged.
- Drainage/Flood Abatement and Planning – On Hold until Engineer Study presented to BOD. Most likely will not begin until 2021. These unspent funds will be carried forward into 2021.

In addition to Reserves Projects, Management has been executing several general budgeted items as safety allows. The ASC has continued its' work managing all the improvements, construction, and applications continuing to come in. The Clubhouse has been regularly cleaned and sanitized while it has been closed to all access by owners and others since the beginning of the year. The only people allowed in the clubhouse are the General Manager, the Clubhouse Manager, and Matt, our maintenance person. This is so that they are able to safely conduct the business of the association. Let me note that the Clubhouse has been power washed, the windows washed inside and out, and some of the assorted sign posts in the community have been painted. Overall, your community looks well kept and maintained. For those of us that may have some bulk items or yard waste, Bay Disposal has postponed that service until it is safe for that service to begin again. In the meantime, Bay Disposal has placed several collection bins for these items in the parking area on Bonito. Let me remind all of us to contact Bay Disposal @ 252-491-5105 to schedule a pickup or to be placed on a call-back list once the service resumes.

During all the restrictions brought about by COVID-19, the BOD was not able to have a physical BOD meeting. However, the BOD did conduct the March meeting via email and some phone conversations. This meeting followed a set agenda and the results are on file with all other BOD business records.

Monterey Shores has a larger challenge with hiring Associates this year than last year because of the restrictions on bringing foreign seasonal workers to the country. Kathy and Nancy have done a good job of getting resident homeowner volunteers to work the Clubhouse for the season. Because most of these Associates are in that more vulnerable age category, we are going to need to take more precautions to limit their exposure and the exposure to our guests. Kathy has ordered supplies and thermometers to help with the process. Please be patient with all those doing their very best to provide access and service to those that come to the Clubhouse.

In closing, the BOD and Management hope you all have been safe and well, and that you will continue to practice safety while the Outer Banks is undergoing a phased re-opening. To stay best informed about what the status is in your MS community, I implore you to go to the MS website listed in the above Letterhead and create your personal owner login account. The most current information is regularly updated and is quicker than waiting for a written communication that MS only sends out twice per year.

Take care, and we look hopefully to seeing you in the near future.

Very truly yours,

Hugh A. McCain, President
Monterey Shores Board of Directors

Cc: file