



P.O. Box 206 Corolla NC 27927

Board Update

June 26, 2021

After an extensive search and interview process, the Board of Directors of Monterey Shores is pleased to announce teaming with Association Consultants to provide professional management services to the Monterey Shores PUD Homeowners Association effective August 1, 2021. We are excited about this change and are confident that Association Consultants will strive to bring unification to our community. You will be receiving contact information and further details directly from Association Consultants closer to the transition date.

Over the past 18 months, board members and our General Manager, Kathy Scott, have discussed long term planning and explored options for improving management of our community. Monterey Shores has had an explosion of new construction in recent years. Since 2017, over 60 new homes were built. The number of full-time residents has grown from 23 lots in 2017 to almost 60 lots today. In 2019, 27 properties in Monterey Shores sold. In 2020, 43 properties changed hands. In the first six months of 2021, 37 properties have already been sold. The community is aging and at 33 years, is at a tipping point for significant infrastructure repair. With Kathy's decision to retire this July, the Board voted to transition management responsibilities to an accredited management company.

Since 2017, we have rebuilt the entire pool area, refurbished the basketball court from asphalt to concrete, painted the Clubhouse inside and out, replaced our stop signs with MUTCD compliant ones, replaced our street lights with energy efficient, code-compliant LEDs, replaced bulkheads at both retention ponds and updated our entrance signage, refurbished our tot lot to make it safer, rebuilt the piers through several hurricanes, replaced our street signs, upgraded the gym with new equipment, weights, fan and flooring, added pickle ball and backboards to the tennis courts, removed rotting wood fencing around the pool and replaced with cost efficient vinyl, replaced lights, fans, and thermostats in the Clubhouse with cost-saving energy efficient items, and kept up with the regular repair and maintenance required in a nautical climate.

We launched a new, functional website in early 2018 that has been an important tool for owners and renters. For the first time, we compiled an email distribution list to be able to contact owners, and tightened procedures to accurately maintain our database. We have initiated a process to

digitize records for better storage and access. We have completed an exhaustive examination of the drainage and flooding issues facing our community and hopefully have settled on a workable solution that will benefit the entire community. We have made great strides in becoming knowledgeable and compliant with our procedures and policies. We reviewed and revised our accounting practices to improve accountability, increase investment returns, better track reserve expenses, and reconcile historic liability accounts,. We reinstated the fiducially responsible practice of an annual reserve study that guides financial planning and ensures our future monetary needs are met while avoiding a special assessment. We compiled the required record of official policies and added some particularly important ones, such as the Civility Policy and Emotional Support Animal Policy, keeping everything in line with applicable laws. We have greatly improved vendor and rental partner relations. We have transitioned to contactless services where possible and replaced the wristband identification system with a simple, modern electronic scheduling app. We have taken steps to continue our professional growth in community leadership by making alliances with local communities and professional organizations that can provide support and feedback as we navigate HOA management.

We have navigated the Covid -19 pandemic without a single case of Covid originating with the HOA facilities or infecting an HOA employee to date.

But there are a number of complicated issues that will need to be addressed in the coming years. Ownership of the bike path remains in question. The drainage research revealed a larger problem with erosion of HOA common property along the shoreline that will need to be addressed in coming years. Hiring challenges continue to worsen for the entire Outer Banks area. The drainage project will have to be guided through multiple stages. The functionality of the Clubhouse is nearing its end and decisions regarding rebuild or remodel will come up. Street re-paving is on the horizon. The re-surfaced tennis court has not aged well. Our financial health needs monitoring. Our community continues to grow with new construction starting every month. This is just a partial list.

We are looking forward to a smooth transition to Association Consultants and their assistance in tackling the issues facing Monterey Shores.

Monterey Shores Board of Directors:

Bob Scott

Val Flannery

Ted Case

Mike LaRuffa

Larry Westphal

