



Board Update
October/November/December 2021

12-31-2021

Busy end of the year here at Monterey Shores. Budget Zoom meeting, Annual Homeowners Zoom meeting, results of Board election, new officer positions, changes to the Monterey Shores website, Architectural Standards Committee (ASC) appointments, and a plan for access to the Fitness Center after hours developed.

The Budget Zoom meeting was held on October 21, 2021 which assisted us in finalizing the 2022 budget. We posted the written questions and responses to the website, but unfortunately, the Zoom recording was lost, so several corrections owners made did not make the posted Q&As. We believe we made all corrections requested. If not, please contact our Treasurer, Mr. Mike LaRuffa, so we can investigate.

The Annual Homeowners Zoom Meeting was held on November 21, 2021. Thank you for your participation. Minutes of the meeting and a Zoom recording are posted on the website. The budget was ratified, the IRS motion passed, and one of two positions for the Board was elected. Mr. Mike Schutzer was elected replacing Mr. Larry Westphal, but the second position failed to get a majority vote and will result in another vote in January 2022. We have two candidates on the slate: Mr. Larry Westphal and Mr. Roger Jones. A "Meet the Candidates" Zoom meeting will be held at 4PM on January 4, 2022. Voting will follow (directed proxy) for the next 2 weeks and the results will be announced at a Zoom meeting on January 18, 2022 at 10AM. In the case of no majority, the Board will appoint the candidate with the most votes.

Immediately following the Annual Meeting, the Board met and elected Mr. Ted Case as President, Ms. Val Flannery and Mr. Mike LaRuffa were re-elected as Secretary and Treasurer, and Mr. Bob Scott and Mr. Mike Schutzer were selected as members-at-large. Bob's position will be filled during the January 18, 2022 meeting.

Several procedural changes have been implemented by the Board and will continue to be followed in 2022. All existing minutes and policies have been posted to the website. For any new policies, they will be posted to the website for 60 days prior to implementation, where possible, for owner review and comment. Once a quarter, a "regular" meeting of the Board will be held and owners may attend via Zoom.

We have made many changes to the Monterey Shores website. There are now additional tabs for Policies, Minutes, and Member Directory. We encourage everyone to submit an Owner Information Form (under Documents) to Association Consultants so we can populate the Member Directory.

Currently, only public information is in the Directory. If you want to “opt in” to have your email address and phone number posted, we need you to fill out the form. We will not release any owner email address to anyone unless you “opt in”.

The Board re-appointed Ms. Debbie Samuel, Ms. Debby Sweatt, and Mr. Mike LaRuffa to the ASC. Mr. Ted Case is no longer the ASC Chairperson. The new Chairperson will be elected and announced in January 2022.

The Board changed the due date for assessments from 1 January 2022 to 21 January 2022. Late fees may be charged if payment is not received by 1 February 2022.

The Board voted to close the Clubhouse for the last 2 weeks in December due to Board Member concern over the highly contagious Omicron variant of COVID-19, potentially impacting staff and owners/guests. In January, the Board will prepare the Clubhouse access criteria for 2022 when staffed. In the interim, the Board is preparing to reinstitute the “code”/PIN system for access to the Clubhouse when not staffed. We need to get a cleaning contract in place and replacement video recording equipment so we can allow access. More to follow on this.

Several statements made recently by owners in various media need to be addressed:

1. The MillerDodson reports were at Levels 1, 2, and 3. The Level 2 and 3 reports are on the website. We will take up under New Business a Reserve Study Review Committee so MillerDodson recommendations will be vetted before implemented.

2. The roads were last resurfaced in 2013, but they were not milled. As such the roads are considered “substandard”. They are next scheduled to be milled and filled in 2023, but subject to the review addressed above. No one on the Board nor ASC is qualified to determine when the roads need to be replaced, so we contracted for the studies. If the committee feels we need another review, the Board will consider.

3. Notices via email. Please see NC G.S. § 47F-3-108. Meetings. “Not less than 10 nor more than 60 days in advance of any meeting, the secretary or other officer specified in the bylaws shall cause notice to be hand-delivered or sent prepaid by United States mail to the mailing address of each lot or to any other mailing address designated in writing by the lot owner, or sent by electronic means, **including by electronic mail over the Internet, to an electronic mailing address designated in writing by the lot owner.**” This supersedes Monterey Shores Protective Covenant 10.02.

4. There will be quarterly “regular” Board Zoom meetings where owners may attend and address specific concerns to be Board. If you send us your request to speak and email address (including topic), we will schedule. If something comes up from the floor during the meeting, we will address at the next regular meeting.

In closing, the Board consists of owners who are volunteers. We want to support the Association, act as the governing documents allow, be fiscally responsible, and do as owners want. No Board member feels we have any agenda, special interest, nor desire to be anything except transparent. Happy New Year to all.

Monterey Shores PUD Homeowners' Association, Inc.

Edward J. Case

Board of Directors:

Ted Case, President

Valerie Flannery, Secretary

Mike LaRuffa, Treasurer

Bob Scott, Member-at-Large

Mike Schutzer, Member-at-Large

Management Executive:

Amy Wygans: amy@associationconsultantsllc.com