



Board Update  
February 2022

3-1-2022

Internal business was the focus of February 2022.

At our February Board meeting, the Board unanimously passed the following motion:

For both new construction or remodeling, Contractors may work only during daylight hours, Monday through Friday in the summer season of May 1st through September 30th, except Federal Reserve Holidays. At all other times of the year, construction may take place six days of the week during daylight hours, except Federal Reserve Holidays. No construction other than on an emergency basis may be conducted on Sunday in Monterey Shores. Federal Reserve Holidays are:

New Year's Day	Martin Luther King, Jr. Day	Washington's Birthday
Memorial Day	Juneteenth National Independence Day	Independence Day
Labor Day	Columbus Day	Veterans Day
Thanksgiving Day	Christmas Day	

Enforcement has commenced.

The opening of the Fitness Facility during the off-season was a success. We have 4-5 owner couples using it daily and several other owners and family members using it several days each week. Just a reminder. . . the door codes work from 6AM to 8PM and a FunFangle reservation is mandatory. We have a few folks ignoring both. They will be informed and reminded that if they fail to make the required reservation in the system or stay beyond 8PM, we must suspend their codes. We also had a few folks take advantage of the Tennis and Pickle Court entry system. The new lock for the boat ramp has arrived and will be installed shortly. The lock uses a fob instead of a combination. Users who desire one need to sign the waiver in FunFangle and one will be provided.

Our apologies to anyone inconvenienced by not receiving their Clubhouse door code codes on a timely basis. We had several weeks of staff illness and were only able to process requests via summer staff members or Board members who stood up as backups. With the Clubhouse being open more in March and into the season, we should do better.

Our VP, Roger Jones, took the lead in validating the Phase 3 Water Mitigation Plan. He essentially re-wrote the plan to reduce impact to roads and residents' properties and, we hope, significantly reduce the cost. Letters will be sent to owners affected to get their input on his proposed revision.

In his spare time, Roger also took on our insurance situation. When his analysis is complete, we will

provide recommendations at the next open Board meeting in May.

Just a reminder that we have a proposed recommendation for a Board interpretation of the Protective Covenants on the definition of Lots. Several owners contacted Roger for discussions. We have two more months before the Board will vote on this recommendation, so please provide input. See [Notice-re-Draft-Resolution-2022-01-Interpretation-of-the-Term-Lot-02.09.22.pdf \(monterayshoreshoa.org\)](#). Input or questions may be provided to Amy or Roger.

Lots of repairs being started during the off-season. Please remember to submit ASC applications. If you are not sure if an application is required, ask.

We are looking for Seasonal Staff for this summer. If you have a student coming home and needs a summer job, please contact Amy for details ([amy@associationconsultantsllc.com](mailto:amy@associationconsultantsllc.com)). Right now the hourly rate is \$13.62, but we will try to beat any of the local folks hiring like Food Lion or Harris-Teeter.

Monterey Shores PUD Homeowners' Association, Inc.

*Edward J. Case*

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