

Monterey Shores Annual Meeting of the Lot Owners Association Saturday November 12, 2022

Board members in attendance, Ted Case, Roger Jones, Mike LaRuffa, Valerie Flannery via Zoom, Mike Schutzer via Zoom and Amy Wygans, General Manager of MS.
Meeting was held both in person at the Corolla Library and via Zoom.

Meeting was called to order at 10:02.

Welcome and introduction to the procedure of the meeting was presented by Amy Wygans from Association Consultants.

A quorum has yet to be established. Board is waiting on the ballots that are scheduled to be received by November 28, 2022. Ninety seven ballots will be required for a quorum.

Approval of the minutes from the 2021 Lot Owners Association Annual Meeting are scheduled to be received by November 28, 2022.

Approval of the 2023 budget is scheduled for ratification or rejection by the ballots to be received by November 28, 2022. The Board has approved the budget. If the budget is not ratified, we revert to the previous year's budget until a new budget is ratified.

Ted Case presented to the members accomplishments of the Board and the Association Consultants for the year 2022 and 2023 priorities:

- Codes were given to members for access to gym and courts.

- FunFangle is available for residents and guests for access to amenities.

- Monthly Board meetings are held with quarterly meetings available to all residents of MS.

- Irrigation system and the retention ponds were refurbished.

- Shared the work that John Tuthill has done to the Tot Lot as well as other areas of the community.

- Clarification of parking within the Monterey Shores community. Signs have been posted to notify all residents and visitors of the restrictions.

- Replacement of video surveillance equipment within the community.

- Clarification of lots versus dwellings.

- Published Owner's Directory to the MS website under the Owner's section.

2023 Priorities:

- Researching information to renegotiate the insurance policy for MS common areas.

- Research contracting a professional to evaluate the road surfaces within MS.

- Evaluating the need/desire to contract a security service for the summer season of 2023.

Contract a professional engineer to work with a Reserve Study Committee to evaluate work that has been projected in the Reserve Study.

Evaluate the clubhouse and its future usefulness to the community as it currently exists.

Roger Jones introduced himself to the community and shared his areas of expertise and his involvement with Phase III regarding flood mitigation. He explained his reasoning for investigating all possible solutions to flooding issues within the MS community.

Mike Schutzer presented the budget for 2023 and his investigation into finding the best rates for MS CDs that are due to mature.

John Tuthill, chairman of the ASC, presented the work that the committee has done and is currently doing regarding the new builds, construction, and landscaping. He has requested that residents be mindful of shrubbery growth that impedes road access and electrical boxes. It is the responsibility of the homeowner to manage these areas.

Amy Wygans presented an explanation of the IRS resolution which will allow MS to roll any excess money from the previous year into the budget of the following year.

Open Forum

Several residents expressed concern about the elimination of the trash roll back program. *Reasoning for the cancellation was explained; excessive increase in price and inefficiency of the program. Further, the program only supports the community "in season". Rentals are now happening year round so we will work through the owners and rental companies to include roll back as part of the "cleaning service".*

Concerns for the elimination of guest service fees were expressed. *Explanation for eliminating the fees was explained. No service within the MS community could be directly related to owners with rental properties.*

Concerns for delay and reevaluation of the Phase III flood mitigation was expressed. *Explanation for the delay and further review was given. Cost increases were a large factor as well as looking at other drainage solutions that would not impact any residents' properties.*

Concerns for the need to have security services within MS, cost of the service, and seasonal questions were presented. *Explanation was given that there have been many incidents within the community where employees have felt unsafe. There have also been many disruptive behavior concerns as well parking issues that could be handled by the service. Cost has been established but the level of service has not yet been determined.*

Concerns for adhering to the maintenance recommendations set forth in the Miller Dodson Reserve Study were presented. *In 2022 several items in the study were addressed by effecting repairs instead of replacing an item, which resulted in a significant cost savings. Since the*

Reserve Study only sets forth recommendations, and because the price of asphalt has risen dramatically, since 2021, the Board intends to obtain an engineer's evaluation as to the condition of certain roads that are scheduled in the Study for re-paving during 2023.

Meeting adjourned 12:17

Addendum to the Minutes of the November 12, 2022 Annual Meeting

With 120 written ballots signed by members and received by the deadline of 5PM, November 28, 2022, a quorum is established.

The 2023 Operating Budget shall be effective as presented with 117 votes to approve and 3 votes disapprove.

Association Resolution for Revenue Ruling 70-604 is approved as presented with 120 votes to approve and zero votes to disapprove.

November 20, 2021 membership meeting minutes are approved as presented with 118 votes to approve and zero votes to disapprove.

January 18, 2022 membership meeting minutes are approved as presented with 118 votes and zero votes to disapprove.

Valerie Flannery is elected to serve on the Board of Directors for a term of three years with 110 votes.

Michael Rudman is elected to serve on the Board of Directors for a term of three years with 104 votes.

All articles for voting have been recorded.

Respectfully, Valerie Flannery