

Holiday Beach Villas

Annual General Membership Meeting Minutes

July 17th, 2021

The Holiday Beech Villas Property Owners Association annual general membership meeting was held on Saturday, July 17th, 2021 at the clubhouse on Village Rd. in Beech Mountain. Those members present were Marlene Rockwell, Bryan Martin, MK Brennan, David Bender, Briggs and Elise Allen, Victoria Martin, Nina Eiskowitz, Paul Magalski, Rusty Mellette, Judith Marcum, Eric and Austin Augustus, Judith Mitchell and Terry Bailey, June Reckert and Walt Howard, Jeanette Greene, Leslie and Richard Mayeron, Salvatore and Maria Sanzone, Jacqueline Carrelha, Michael Avery, and Heidi Lind. Harold Tilley and Nick Mangum were also in attendance representing Appalachian Management Service. Those members we received a proxy for were Jim and Cheryl Hussey, Daniel Tutko, Greta Locklear, Mark Coplan, John and Dianne Purifoy, Deborah Corroado, Mohamed Benjelloun, Justin and Carolyn Lenger, Peter Carlevatti, Mike Bonestell, Jesus and Edith Martinez, Claude Chapman, Jim and Tamara Cook, Norman and Jeanene McColl, Fatima Hicks, Carrie Magalski, Wendy and Steve Lyons. In total there were 41 units represented. It was determined that a quorum was reached. Additionally, several owners took part via an online portal or conference call.

The meeting was called to order at 10:04 am with Marlene Rockwell (President) introducing the Board Members, giving a general welcome to the members and setting the meeting's expectations. There was a motion to approve the 2020 minutes and they were approved. Harold Tilley (Appalachian Management Service) went over the agenda and the layout of the meeting.

Marlene Rockwell moved on to old business. Vice President Bryan Martin explained how the community has been playing catch-up on capital improvements and gave a history of capital projects and special assessments.

David Bender (Contractor Liaison) gave a description of the ongoing capital improvements projects for F and G buildings along with the project at D building which has been completed. Brad Parker and Jeff Upthagrove from Upthagrove Construction were introduced and gave their own overview of current/ongoing projects.

Bryan Martin gave an overview of the projected B&E Building projects. He restates that the monthly special assessment will need to continue through at least November, 2023 to pay for the loan for F Building repairs.

Budget/Finances. Harold Tilley presented the general budget which includes general maintenance. The budget for 2020-2021 was \$45,000.00 of which \$20,000 went to H Building for rerouting the springs under the building. Total spent in that fiscal year was approximately \$47,000.00.

Appalachian Management did start reviewing the books in November and December of 2020 and looked back to January 2020 and found no exceptions in funds spent.

Treasurer MK Brennan reviewed expenses for capital projects. The D Building cost \$30,356.37 to repair the wall and drainage. G Building is all but complete except for the punch list. \$365,000.00 has been paid for G Building repairs with \$20,000.00 held out until the punch list is completed. The F building original quote was \$412,938.34 for the renovations including deck replacement. All of the additional repairs which became apparent during the building renovation raised the cost to \$562,000.00 not including future change orders. BB&T is the lender for the F Building project. The Board oversees capital projects and Appalachian Management oversees general projects.

Bryan Martin introduced Harold Tilley and Victoria Martin as the ballot counters for the election. Each unit could vote for three (3) candidates. The candidates are Paul Magalski, MK Brennan, Jim Cook and June Reckert. Ballots were distributed and then counted.

Public speakers in order of appearance:

Jeff Uptagrove explained that he had been working with the engineers and the Town of Beech Mountain Department of Planning and Inspection to provide the best results for the projects that had been started or completed. He added that there had been a good relationship between these groups.

Eric Augustus had spoken to the town regarding the trash collection and was informed that dumpsters would be a requirement in the future. He also discussed the problems with his sewer line and the tree roots that were causing the problems. He would like to have cable rails instead of pickets, along with online payments.

Walt Howard had questions about the mailing list and vacancies on the board. Not everyone wants to give out their mailing or email information. The questions about the number of offices were answered by Bryan Martin.

Jeannette Greene had questions regarding snow removal, HBV parking only signs and wants to include tow away signs. There is a dead tree hanging over the parking area and she needs some board replacement and repair on the deck.

Leslie Mayeron had a question about assessments in arrears and attorney fees. Details of who owes how much cannot be disclosed to anyone other than the board or the individual person, but all who are in arrears are actively on the collection list through the attorney, Frank Wilson, at diSanti, Watson, Capua, Wilson and Garrett attorneys at law.

Greta Locklear asked about her front deck which has been repaired. She would like cables instead of pickets when C Building decks are replaced. She would like more owner participation in working groups.

Judith Mitchell asked about snow removal and the time of completion of renovation to the E Building.

Election results are based on the voting percentages of each unit based on those present either by proxy or present. For those present by proxy or in person, the ballots were counted as follows:

Paul Magalski – 40.44%

MK Brennan – 36.19%

Jim Cook – 24.09%

June Reckert – 15.41%

The top three recipients were elected to the Holiday Beech Villas Board of Directors.

There being no further business, Marlene Rockwell made a motion for the meeting to be adjourned. It was seconded and approved at 12:00 pm, July 17th, 2021.

*NOTE: These minutes are unofficial, as they will need to be formally approved at the 2022 owners' meeting.