

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

May 4, 2020

Board Members present: Guy Smith, Lynn Dean, Nancy Quinn, Ronnie Arant, Matt Triplett, Debbie Greene and Lucille Rocco was also present through a virtual meeting via FaceTime.

Absent: Steven Ray, Nell Lee LaBarge

Homeowners in Attendance were Pat and Ed Schronce, in which had previously presented to the board a new fence request on their property at 133 Dunes Drive. There was much discussion as to how far off the cart path their fence could be placed.

The current restrictions are not specific on the guidelines concerning fences. Therefore to keep the integrity of the golf course and the intrusion of fences, each homeowner's land use will be considered individually.

Committee Reports:

Environmental:

- A motion was made by Lynn Dean and 2nd by Matt Triplett that the fence at the property located at 133 Dunes Drive be placed 10 feet off the property line. All approved, motion carried.
- New Fence was approved for 111/113 Pine Lake Drive
- New Deck addition and repair was approved for 112 Lakewood Drive
- During the months of March and April, violation letters were mailed to homeowners for the following:
 - a. 3 for unapproved storage buildings

- b. 5 for unapproved Camper/Trailers
 - c. 2 for disabled vehicles
 - d. 1 for multiple cars parked on street
 - e. 1 for an unapproved fence
 - f. 1 for Multi-family use
- Property owners that received letters concerning their violations will remain enforce until 15 days after the “Stay-at-Home” order is lifted Due to Covid-19. At that time a fine of \$50.00/day will accrue until the violation is removed or corrected.
 - Emails will be sent to the homeowners giving them an opportunity to have a hearing. Hearing date to be determined.
 - Jacquie Rochford emailed a letter to the board announcing her resignation. Guy Smith, President responded by accepting her resignation and a thank you for her willingness to serve.
 - The board unanimously agreed that the Administrators of our Facebook pages need to be revised.

Maintenance:

- All the vacant lots have now been maintained by Willis Landscaping. As budgeted, Willis Landscaping will be receiving an extra \$400 per month for six months starting in April for a total of \$2,400. Therefore we reduced the overall budget allowed for vacant lot mowing.
- Matt will reach out to NCDOT to repair the large holes in the right-of-way on both sides of Dunes Drive.
- A Homeowner on Quail Hollow Drive will be advised to remove all the debris that has accumulated over time on their front lawn.
- So far we have been unable to find anyone to make us a new sign for the corner of Stoney Point and New Camp Creek

Church Rd. Nancy and Guy will try to reach out to other sign companies.

Treasurer:

- Nancy Quinn made a motion to approve the financial reports for April. 2nd by Guy Smith. All approved, motion carried.

Hospitality:

- The Hospitality Team, along with the board, would like to welcome Holly Thompson for joining the team.
- Due to the Covid-19 pandemic, the Hospitality team has not been able to meet in person. They are planning a "virtual meeting" on May 20. Topic of discussion will be catching up on welcoming our new neighbors. The plan is to distribute welcome notes and gifts over that next week. There are approximately ten (10) new residents to welcome.
- At their next meeting they hope to be able to plan events such as Bingo or Karaoke over the summer, then the Sunday Funday, and the yard sale in September or October.
- Lucille has also agreed to publish a quarterly newsletter, with input from the Board. The team plans to have a newsletter out by June 10th, with newsletters to follow in September, December and March.
- We want to express our deepest sympathies to our friends and neighbors for the recent loss of their family members. Memorials have been made from the association in memory of:
 - a. James Niskala 114 S Oakwood Drive
 - b. Robert B. Point 147 Dues Drive
 - c. Nancy LaBelle 137 Dunes Drive
 - d. John Wilbur Gregg, Jr. 151 Harbourtown Drive

Meeting Adjourned: Next monthly board meeting will be Monday, June 1 at 6 pm.