

***MINUTES OF THE BATTERY SHORES PROPERTY OWNER’S ASSOCIATION***

***January 27th, 2025***

**Meeting Commence:**

6:03 pm

**LOCATION OF MEETING:**

1057 Otter Cr (President)

**BOARD MEMBERS PRESENT:**

President: John Edmunds

Vice President: Stephanie Tebrake

Treasurer: Robyn Sealock

Secretary: Debi Geitner

At Large: Kenny Campbell

|  |  |  |  |
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| **Treasurer’s Report:** |  |  |  |
| *Operating Balance on Hand on 12/09/24* |  | $17,080.69 |  |
| Income: |  |  |  |
| POA Member Assessments  (plus interest and late fees) | $1,634.58 |  |  |
| Interest Income | $0.15 |  |  |
| Total Income |  | $1,634.73 |  |
| Total Expenses (see attachment) |  | -$2,067.38 |  |
| **Operating Balance on Hand 1/27/25** |  |  | $16,648.04 |
|  |  |  |  |
| **CD matures 3/14/2025** |  |  | $178,820.99 |
|  |  |  |  |
| Money Market Balance on Hand 12/9/24 |  | $50,980.77 |  |
| Interest Income |  | $106.01 |  |
| **Money Market Balance on Hand 1/27/25** |  |  | $51,086.78 |
|  |  |  |  |
| **TOTAL MONIES ON HAND AS OF 1/27/25** |  |  | **$246,555.81** |

**Dues status:**

POA Members paid as of 1/27/2025: 107.86 (one member partial payment) $42,426.00

POA Members delinquent as of 1/27/2025: 5.86 $2,322.00

**Audit Preparation:**

Need to merge 2 accounts (new and legacy) within Quick Books

Requested to hire a bookeeper for 5 hours @ $100/hr (voted-all in favor)

**ARC Committee: Kenny**

No new construction or requests

**Welcome Committee:**

Homes in turnover, visits? Bondy-1139 Otter (new members), Sanford-1137 Otter

Spring Oyster Roast discussed: will plan for weekend March 23rd, considering Sea Eagle to provide and roast oysters otherwise member pot luck. Activities for children discussed

**Dock Property**

No new news

**Dock & Dock Security**

Dock resurfacing on hold

Benches in viewing area- keep consistant look

**Entry Property**

Food truck- letter to land owner sent (Mr. Dwayne Smalls)

Identify/contact food truck owner

Smalls property defined

Awaiting a meeting with Mr. Smalls – rained/snowed out

**Boat Committee**

Kayak Launch: Stephanie working on quotes/installment

Boat registration: Sent via MailChimp—awaiting respnses

**Ongoing Business**

Mailboxes 2 more ordered, Frank Steinman volunteered to install

Otter Circle repairs-storm water drainage to be done 2025, resurfacing-Feb 2025 ??

Mink Point Entry Lots– No new news

BJSWA sewer back-up

* Short-term outage should not be a problem (up to 3 days)
* Long-term outage presents a problem because of limited generators: during which BJSWA will asessed on a case-by-case basis.
* Major problems: Flooding from storm surge and access to lift station

Deer Population: Debi working with SCDNR for solution, private wildlife consultant

**New Business**

Hargray/Sparklight—community outreach declined

Website: time to refresh? Robyn may undertake once Audit complete

Bouncy House for Oyster Roast: Kenny

Sea Eagle for Oyster Roast confirm date: Debi

Check on extra insurance if needed for Oyster Roast: Kenny

Jennifer Campbell requested repair for fence behind her house (adjoining property w/Overlook)

(Kenny will repair)

Need to check on timing requirements for announcing annual meeting—John

**Meeting adjourned**

7:44pm

Next meeting: 18 Mar 2025