



Annual Meeting Reminder

PLEASE NOTE:

Annual Meeting

Will be held in-person as well as virtually/telephonically this year.



A Place at the Beach

INSIDE THIS ISSUE

- Letter from the Board President
- Electronic Voting with Simply Voting
- Candidate Profiles
- TPI Exchange
- Proxy/Ballot
- 2021 Annual Meeting Minutes

You are invited as an owner at A Place at the Beach, to be present or represented by Proxy at the Annual Meeting of Owners on **Saturday, September 24, 2022 at 9:00 a.m. at Carteret Community College, Wayne West 322, 3505 Arendell Street, Morehead City, NC 28557, or via a virtual telephonic (Zoom) meeting** for the following purposes:

1. To fill four (4) seats on the Board of Directors for two-year terms.
2. To transact such other business as may properly come before the meeting.

Owners in good standing are entitled to vote at the Annual Meeting of Owners and all adjournments thereof. Since a quorum of owners is required to transact business, all owners are urged either to submit their vote electronically by September 24, 2022 by 10:00 a.m. ET, or to be represented by Proxy.

It is vitally important that you *mark, sign, date and return the enclosed Proxy/Ballot to reach us no later than September 21, 2022 by 2:00 p.m.*

Please note that the virtual/teleconference meeting information will be posted on the Resort's website and at the Resort's office one week prior to the meeting.

Annual Meeting Agenda

- I. CALLING OF THE ROLL AND CERTIFYING OF PROXIES
- II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
- III. READING OF MINUTES
- IV. REPORTS OF OFFICERS
- V. REPORTS OF COMMITTEES
- VI. APPOINTMENT OF CHAIRMAN OF INSPECTORS OF ELECTION
- VII. ELECTION OF DIRECTORS
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
- X. ADJOURNMENT

Letter from the Board President

Dear A Place at the Beach Neighbors and Guests,

I wanted to personally welcome all of our vacationers, guests and even full-time residents back for yet another wonderful summer here on the Crystal Coast!

As you have undoubtedly noticed many events and improvements are taking place at the Resort but just as a reminder, you can find the latest updates from your HOA Board and General Manager on the website at: <https://aplaceatthebeach.com/>. Here you can also find the HOA policies, HOA meeting schedules and even catch a quick glimpse of the beach conditions from the live webcam feed overlooking our brand-new boardwalk.

Please plan on attending the upcoming HOA Board Meeting to be held at Carteret Community College and available via Zoom video conferencing.

Saturday, August 20, 2022 at 9:00 a.m. - HOA Board Meeting CCC-Wayne West 322
Saturday September 24, 2022 at 9:00 a.m. - HOA Annual Meeting CCC-Wayne West 322

As I have stated in the past, serving on the APATB Board is much like a part time job which requires time commitment and an objective point of view when determining what is best for the entire community. I am very proud of the work this Board has accomplished this year with much more planning and work to come.

Up and coming strategic planning sessions and budget reviews will help gain clarity on setting the priorities for what the Resort needs most. In other words, separating the needs from the wants.

Things like maintaining building integrity and ensuring the property is safe is one of the top priorities. Without a proper roof, sturdy building pylons or an effective water treatment plant just to name a few, nothing else really matters.

I say this because it is important, we do not lose focus on how best to utilize insurance funds and properly plan the capital and operational budget expenses. There is only so much funding available and many times unforeseen expenses that occur throughout the year makes this process even more challenging.

Updates:

Administration: The VRI front office staff has been working hard to refine the check in and out procedures while serving all of the owners and guests needs. Management has been increasingly diligent on property security this year. Working with DEPS, frequent rounding of the property while ensuring that the parking and wrist band policies are followed has made a positive difference for those who pay to enjoy the property.

Beaches and Pools: The new boardwalk has made a tremendous impact on beach accessibility. Please be mindful of any littering on the beach or leaving beach canopies up overnight. Here are a few FAQs for Atlantic Beach that may help ensure we keep our beaches clean and safe. <http://atlanticbeach-nc.com/wp-content/uploads/2015/07/FAQs-in-Atlantic-Beach.pdf>

Private property signs have been updated to remind trespassers not to come onto the property. Please be sure you wear a proper APATB wristband while on the grounds. Anyone on property grounds may be asked to show their wrist band at any time.

Continued on page 3...

Letter from the Board President Continued...

Water slide tubes have been very tough to come by this year. Just to let you know, an order was placed back in February of 2022 and are still awaiting the shipment. Please use our tubes properly so we can make them last as long as possible.

Property Maintenance: June was extremely tough for mosquitoes. As a remedy, the Board approved that the entire property be treated June – August 2022 to help alleviate this issue. It seems to have made a huge improvement.

Litter – please help the grounds staff by not littering on the property. Water bottles are often left on the basketball/ tennis courts or trash finds its way under the hallways as people set things on the handrails and they are easily knocked off.

Pets – please clean up after your pets and walk them in designated areas only.

Hospitality: As an additional service to our owners and guests, food trucks have been arranged to visit the property regularly this summer. Events such as tie dye shirt making, shark tooth hunts, beach yoga, bingo and live music are some of the extra activities we have coordinated in the past and brought back again this year.

Be sure to check our official Facebook page at <https://www.facebook.com/APlaceAtTheBeach/> for more updates and announcements.

If you have any questions or concerns, please reach out to the Board by emailing boardofdirectors@apatbnc.com. For operational issues, please contact the front office at (252) 247-0906.

Kind Regards,
Brian Minshew
APATB HOA Board President

Electronic Voting with Simply Voting

A Place at the Beach is very happy to report that all owners who wish to vote electronically will be able to do so again. We at A Place at the Beach continue to work with a company named Simply Voting to host the Annual election.

This year, only owners who did not opt-in to receive their information via electronic mailings will receive a mailed ballot. Enclosed in this newsletter is a Voter Information Letter with your Member ID and PIN/Password. Should you decide not to vote online you will need to write your Member ID and PIN/Password on the Proxy/Ballot and mail in your ballot. Those who choose to vote online will receive by email, a secure and encrypted link from Simply Voting. All materials will be provided once you have successfully entered your credentials on the voting website. An online voting opt-in will allow you to receive A Place at the Beach official materials and to vote.



If you decide to participate in the online voting process, imagine the time and effort saved using the Simply Voting electronic voting process! Remember if you vote electronically there is no need to mail a hard copy ballot. You must place your vote PRIOR to attending the 2022 Annual Meeting in person, or vote at the meeting on your own computer or cell phone.

CANDIDATE PROFILES

* INDICATES INCUMBENTS

Josh Allen, Wake Forest, NC - Unit/Week 323-01

Have you ever served on the Board of Directors/Trustees or Committee at any other resort? no

List experience including service on any Advisory Board or Committee that may qualify you as a candidate:
As a medical sales rep and personal contact in real estate I have become skilled at planning and negotiating projects.

How would your participation benefit the Association?: I have vacationed @ APATB since childhood and I want to preserve the community. I own rental properties and am concerned about providing a safe, fun and friendly environment for staff, owners and guests. My participation would benefit the board by helping to represent owners who own and rent.

What specific issues or areas of Association management are of interest or concern to you? grounds and building maintenance. Ensuring investments in the property are lasting and efficient. Finishing projects with excellence in a timely manner.

If elected, what are your specific goals for the upcoming term? Please include a list of priorities/fiscal goals and your comments on the changes that have occurred in the last few years.: overall I have been pleased with updates to the property. I would like to help ensure excellence in upcoming projects. I'm interested in learning about options to reduce parking lot flooding.

Lynna W. Coward, Washington, NC - Unit/Week 313-01

Have you ever served on the Board of Directors/Trustees or Committee at any other resort? No I am an insurance agency owner with many management talents.

List experience including service on any Advisory Board or Committee that may qualify you as a candidate:
President – Assn. of Sub-contractors – North Carolina
Advisory Board – under Insurance Commissioner Wayne Goodwin.

How would your participation benefit the Association?: I live locally and have the utmost desire for APAB to continue for many more years to be a premier resort for families and owners.

What specific issues or areas of Association management are of interest or concern to you? Cost of insurance and management of dues – keeping both down as efficiently and as effortlessly as possible.

If elected, what are your specific goals for the upcoming term? Please include a list of priorities/fiscal goals and your comments on the changes that have occurred in the last few years.: I am a new owner. My goals would be cleanliness of the resort, maintenance of in a timely and economical manner.

J. Todd Greene, Nashville, NC - Unit/Week 261-21C

Have you ever served on the Board of Directors/Trustees or Committee at any other resort? No

List experience including service on any Advisory Board or Committee that may qualify you as a candidate:
lead pastor/administrator of church 13 years, member BOD Wilson County Hope State 2 years, Wilson County Office of Senior Citizen Affairs BOD x2 yrs.

CANDIDATE PROFILES CONTINUED

* INDICATES INCUMBENTS

J. Todd Greene profile continued...

How would your participation benefit the Association?: I am a dedicated, loyal, trustworthy retired marine and I care about a Place at the Beach Resort Community. I want to help maintain our beautiful place for many people for years to come. Certified fire inspector and certified fire fighter and first responder

What specific issues or areas of Association management are of interest or concern to you? Maintenance and marketing, safety

If elected, what are your specific goals for the upcoming term? Please include a list of priorities/fiscal goals and your comments on the changes that have occurred in the last few years.: My goals are to support the homeowners and timeshare owners. I want to see improvement made to benefit each family who attends APATB. I have agreed with the changes made over last few years and think it was for the best.

*Norma E. Hall, Atlantic Beach, NC - Unit/Week 303-01

Have you ever served on the Board of Directors/Trustees or Committee at any other resort? Only at APATB

List experience including service on any Advisory Board or Committee that may qualify you as a candidate: APATB Secretary, then VP; Chair of Nominating Committee; Building and Grounds Committee; Communication Committee; member of Finance Committee; Technology Committee; Prior Rotary Club President; Technology Advisory Board at Pierce College (Philadelphia)

How would your participation benefit the Association?: If elected I will continue to update and post the HOA Policy and Procedure Manual online, will continue to monitor, respond to, and log email communication with the Board of Directors, provide periodic Board Updates, and will serve the HOA as determined by the Board of Directors.

What specific issues or areas of Association management are of interest or concern to you? In addition to continuing to work toward communication and transparency, the next two years will be crucial as the Board allocates Hurricane Florence insurance funds to complete much needed repair work, and also to address the needs of an aging complex.

If elected, what are your specific goals for the upcoming term? Please include a list of priorities/fiscal goals and your comments on the changes that have occurred in the last few years.: 1) Piling/Underlayment repairs, as well as structural repairs to stairways where needed. This isn't sexy or exciting, but is critical to the stability of the property; 2) Waste Treatment Plant is at the end of its useful life, and we are being fined for not meeting required numbers/ We need to find a cost-effective solution that will modify our existing structure to provide this service for the next 20 years. Our system is 17 years old. 3) New office building. We cannot continue to expect staff to work in a building with no restrooms, and it is not cost effective to put a rest room in the maintenance shed. This was only intended to be a short-term solution. 4) Prioritize other needs – such as work needed on outdoor pool, new hallway flooring, Timeshare refurbishments, etc. to develop specific plans with timing and funding.

*Edward L. Lowdermilk, Chapel Hill, NC - Unit/Week 151-01

Have you ever served on the Board of Directors/Trustees or Committee at any other resort? No

CANDIDATE PROFILES CONTINUED

* INDICATES INCUMBENTS

*Edward L. Lowdermilk profile continued...

List experience including service on any Advisory Board or Committee that may qualify you as a candidate: Homeowners board of old neighborhood. Two years as President. Several Boards East Chapel Hill Rotary One year President. Buildings and Grounds New Hope Presbyterian Church. Buildings and Grounds New Hope Camp.

How would your participation benefit the Association?: Wholeowner 24 years have owned 3 weeks timeshares, Many RCI trades. 50 years dealing with the public.

What specific issues or areas of Association management are of interest or concern to you? Interest of whole owners. Interest of people with disabilities.

If elected, what are your specific goals for the upcoming term? Please include a list of priorities/fiscal goals and your comments on the changes that have occurred in the last few years.: Handrails on both sides of stairwells. Safety on grounds.

*Aaron Rockwell, Raleigh, NC - Units/Weeks 302-01, 374-01, 274-01

Have you ever served on the Board of Directors/Trustees or Committee at any other resort? No

List experience including service on any Advisory Board or Committee that may qualify you as a candidate: Current Board member at A Place at the Beach.

How would your participation benefit the Association?: I own a professional lawn & Landscape company in Raleigh, NC, with 20 years experience. Along with building rehab projects. I am willing and able to bring this expertise where needed. APATB has been my summer vacation spot since I was eight years old, so I am familiar with what makes this place special to families for generations.

What specific issues or areas of Association management are of interest or concern to you? Grounds and building maintenance & improvements. Making sure proper investments are made to improve the property, and to make sure this is done efficiently. In addition, I rent my properties out, so guest experience is very important to me.

If elected, what are your specific goals for the upcoming term? Please include a list of priorities/fiscal goals and your comments on the changes that have occurred in the last few years.: I want to see that the upcoming major improvements are completed to the highest quality while being fiscally responsible. It is also important to me that the resort is a friendly place for families to vacation.

Nicholas Schneider, Mebane, NC - Unit/Week 363-30C

Have you ever served on the Board of Directors/Trustees or Committee at any other resort? No.

List experience including service on any Advisory Board or Committee that may qualify you as a candidate: I served on the A Place at the Beach Time Share Committee in 2020/2021. Additionally, I have served as an Officer in various roles in Local/State and International Organizations, both social and professional.

How would your participation benefit the Association? As a husband and a father, I am highly motivated to ensure that my family, other families, and guests that visit A Place and the Beach experience the same level of enjoyment we've been blessed with for generations to come. In my profession, I am well versed in considering facts and differing insights related to critical situations and have no issues with making hard decisions.

CANDIDATE PROFILES CONTINUED

* INDICATES INCUMBENTS

Nicholas Schneider profile continued...

I think that combined with my experience in working within team settings will help benefit the association. I am a firm believer that working together effectively yields great dividends that will benefit all.

What specific issues or areas of Association management are of interest or concern to you? As a Board Member, all areas will be an interest to me. I believe in a holistic approach to management. Decisions that affect one facet will inherently affect others. In my experience, decisions need to be made not only with consideration of the effect on the issue at hand, but also what unintended impacts may result.

If elected, what are your specific goals for the upcoming term? Please include a list of priorities/fiscal goals and your comments on the changes that have occurred in the last few years: My first priority will be to get up to speed as quickly as possible on the inner workings of the Board and the business of A Place at the Beach. The faster I can get up to speed, the faster I can move on to my second priority, and arguably the most important: This priority is to be an approachable advocate for ALL owners to represent their interests and concerns while balancing them with the financial needs and abilities of A Place at the Beach. We all benefit when we remain financially strong.

As an owner for six years, I have seen a fair amount of changes. From parking lot flood/drainage management, to upgraded bathrooms, to new balcony furniture, to upgrades to the common areas, I am encouraged to see the dedication of the Board to ensure that A Place at the Beach remains a place we can all enjoy. I look forward to being a part of the process as it continues, facing such issues as structural improvements, addressing the Waste Treatment Plant as it ages, aesthetic improvements, security contract concerns, as well as unanticipated issues that may arise.

I thank you for your time in reading this and appreciate your consideration. I look forward to serving you on the Board.

Deposit

- YOUR WEEK & GET -

2

BONUS WEEKS



TRADING PLACES
INTERNATIONAL
Build a Better Exchange

Enjoy These Outstanding Benefits:



FREE Membership in Trading Places Classic



Hundreds of Resort Destinations



Resorts-to-Ports Cruise Exchange



Low Exchange Fees



Access to Hot Deals Weekly Stays



Free Guest Certificates



TRADING PLACES
INTERNATIONAL
Build a Better Exchange

TRADINGPLACES.COM
800-365-7617
EXCHANGE@TRADINGPLACES.COM



Terms & Conditions

Use promo code **LETTER** when depositing your use week. Valid for new deposits only. Deposit your Unit Week at least 60 days prior to your Unit Week arrival date to receive two Bonus Weeks, for a total of three weeks of usage. Each Bonus Week is subject to a \$229 service fee and valid for a reservation in a Unit up to the same size as the original Unit Week deposited. Each Bonus Week expires one year from the arrival date of original Unit Week deposited. Offer is based on availability, cannot be combined with other offers, and is subject to change without notice.



A Place at the Beach

c/o VRI Americas
P.O. Box 399
Hyannis, MA 02601-0399

PRSR FIRST
U.S. POSTAGE
PAID
PERMIT 58
HYANNIS, MA

Important Numbers

A Place at the Beach (252) 247-0906
Fax (252) 247-0907
Website: www.apatbnc.com

Exchange Information
RCI.....(877) 874-3334
Trading Places(800) 365-7617

Vacation Owner Services
Assessment Billing and Collection(949) 855-8004

VRI Reservations
Information and Assistance.....(800) 228-2968
Bonus Time, Vacation Tyme, VIP Discount(866) 469-8222
Website: www.vriresorts.com

Still Need Assistance?
VRI Corporate Services(949) 587-2299
VRI Fax(949) 587-2274



A Place at the Beach

Board of Directors

- Brian Charles Minshew, President
- Norma Hall, Vice President
- Martin Tobin, Treasurer
- Chauncey Stroud, Secretary
- Edward Lowdermilk, Director
- Aaron Rockwell, Director
- John Temchack, Director

Managed by VRI Americas
Perfecting the Art of Hospitality
www.vriresorts.com



IF YOU MAY BE UNABLE TO ATTEND THE ANNUAL OWNERS' MEETING, please note your preferences on this Proxy/Ballot and return it to reach us no later than Wednesday, September 21, 2022 at 2:00 p.m. ET.

A Place at the Beach III Homeowners Association, Inc. Proxy/Ballot

This Proxy/Ballot will be voted according to the instructions indicated below. If you own multiple weeks, only one Proxy/Ballot is required. Please indicate unit/week(s) owned below.

PROXY: Solicited on behalf of the Board of Directors for the Annual Meeting of Owners to be held on September 24, 2022.

The undersigned hereby appoint(s) (check only one):

- Chauncey Stroud, Secretary
 Your choice _____

who will attend in my absence to act as Proxy with power to vote for and act on behalf of the undersigned on any business that may properly come before the Annual Meeting of the Owners of A Place at the Beach III Homeowners Association, Inc., to be held on **Saturday, September 24, 2022, 9:00 a.m.** or any adjournment thereof.

BALLOT: Vote for no more than four (4) Directors, four (4) to serve for two (2) year terms.

(Qualifications and biographies listed in newsletter.)

* Indicates Incumbent

- John Allen Lynna W. Coward J. Todd Greene *Norma E. Hall
 *Edward L. Lowdermilk *Aaron Rockwell Nicholas Schneider

Please specify type of ownership: Whole Owner Timeshare Owner

Signature: _____ Date: _____
Interval Owner

Signature: _____ Date: _____
Interval Co-owner (if applicable)

Please Print Name(s) Legibly: _____

Unit/Week Number(s): _____



A Place at the Beach

Please fold and mail in enclosed envelope to:

A Place at the Beach, 1904 E. Fort Macon Road, Atlantic Beach, NC 28512

Thank you for your participation!



Please complete and mail in time to reach us no later than Wednesday, September 21, 2022 at 2:00 p.m.

A PLACE AT THE BEACH – ATLANTIC BEACH III, INC.
ANNUAL OWNERS MEETING MINUTES
September 25, 2021

DRAFT

I. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

The meeting was called to order at 9:00 a.m. President Patrick Shaheen welcomed everyone to the Annual Meeting and introduced the following persons:

Board of Directors:

Patrick Shaheen	Glen Knichel
Brian Minshew	Martin Tobin
Norma Hall	Michael Broadwell
Tom McMahan	

VRI Americas and Resort Management:

Justin Smith, Vice President of Resort Operations/VRI
Shawn Samland, Director of Resorts/VRI
Victor Perez, Resort Manager
Heidi Biggs, Assistant General Manager

Owners: Approximately 37 owners in attendance via zoom

Certification of Proxies: Norma Hall, Secretary, reported that to achieve quorum, 33.3% of 279 votes are required, which is a total of 93 votes. A total of 115 votes were cast, consisting of 107 whole owner votes and 408 timeshare votes. We have achieved a quorum and can therefore proceed with the 2021 Annual Meeting of A Place at the Beach Homeowners Association.

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Norma Hall reported that a notice was included in the newsletter mailed in August 2021.

III. APPROVAL OF PREVIOUS MEETING MINUTES (9/26/20)

MOTION: Glen Knichel moved to waive the reading of the previous minutes and approve the September 26, 2020 Annual Meeting Minutes as presented. Motion was seconded by Norma Hall and was approved unanimously.

IV. REPORTS OF OFFICERS

To be discussed under Reports of Committees.

V. REPORTS OF COMMITTEES

Finance Committee:

Thomas McMahan reported on the following:

The Finance Committee consisting of the Board's President, Treasurer, one additional Board Member and one volunteer owner (T/S) met on August 13, 2021. The sole agenda was to work with Justin Smith and Shawn Samland to compile the 2022 APATB Annual Budget. This Budget will be presented during today's Annual Meeting.

Justin Smith reported on the July 2021 month-end Financials for the HOA and Timeshare Associations. The HOA is reflecting a cumulative Operating Deficit of \$19,671.86 and a cumulative Reserve Deficit of \$5,507.57 as of August 31, 2021. The Timeshare Association is reflecting a cumulative Net Operating Loss of \$169,095.68 and a cumulative Net Reserve Surplus of \$10,241.00 as of August 31, 2021, with management putting procedures in place to reduce any deficits.

Justin also reviewed the 2020 year-end Financials covering the Income, Payroll, Operating, Administrative and Reserves Accounts.

Timeshare Committee: The Timeshare Committee has been busy this year paying particular attention to the debt collection of the delinquent timeshare units. They vote to retain the existing Board Policy of requiring three years of debt plus all closing costs for a delinquent owner to return their deeded timeshare to the Timeshare Association. They have also reviewed the weekly timeshare units owned by the Timeshare Association to carefully review how they are distributed throughout the year. Not surprisingly, most Association owned units are held in the off-season and shoulder seasons (late spring, early fall, and deep winter). This follows what you would expect based upon the ability to sell along with the desire to own the prime season units. The Timeshare Committee will work with VRI and/or FMG to become more active in both the sale of TSA-owned units and the collection of debt from delinquent timeshare owners.

Special Hearing Panel for Delinquent Whole Owners 90 Days or More: The Special Hearing Panel consisting of the Board Treasurer, one whole owner, the VRI Vice President of Resort Operations and the VRI Director of Operations has very recently sent out a Notice to Appear to owners who are 90 days plus delinquent. This has resulted in all but one owner getting their accounts current, and the one remaining owner has issues that VRI and the owner need to resolve before any further collection efforts can occur.

Policy Committee: Glen Knichel reported on the following:

- Overall review of the current policies
- Wristband Policies
- Pet Policies
- Parking Policies

Technology Committee: Brian Minshew reported on the following:

- Several updates have been made to the website including a URL change: <https://aplaceatthebeach.com>
- The documentation has been updated and streamlined. Thanks to Norma for gathering and updating the policies, rules, regulations and communication links for the website. Still a work in progress but is becoming more user friendly, less clutter and old information.
- Wholesale changes made January 2021 to clean up.
- Official Facebook page: <https://www.facebook.com/APlaceAtTheBeach/> Staff has made a concerted effort to relay all property updates in a timely manner including more frequent posts. Several questions come in via Facebook Chat to this page, too many to field with limited office staff. Need to brainstorm a solution for this.

Building and Grounds Committee: Brian Minshew reported on the following:

- The Building and Grounds Committee has worked to augment the resort staff by helping identify key issues and prioritizing needs.
- Assisted in Fire Door inspections, door stops, and stucco repairs. (Thanks to Ralph Hall for leading)
- Supplied “Top Ten” items to be addressed in the form of maintenance task lists. These come from routine building and ground inspections.
- Gas Grills have been an issue for months. No bids to redo masonry in order to replace grills have been received as of yet. May have to resort to replacement parts in the interim.
- Many large initiatives have long been on the Committee’s radar including the boardwalk replacement, outdoor pool repairs, parking lot pavement, flooring in hallways, Pylon inspections, building underlayment, roof repairs etc. Many of these items require major funding that has not been available.
- Securing contractors has been a challenge in getting bids.

Communication Committee: Norma Hall reported on the following:

- Board Updates: - Goal: Published updates every two months
November 2, 2020
December 2020
February 2021

February 25, 2021 (Update on Boardwalk Rebuild rescheduled to off-season)

April 19, 2021

May 13, 2021

June 2021 (Included in Annual Meeting Notice)

August 18, 2021

- Key focus updates:
 - Hurricane Florence Insurance Claim status.
 - Policy and Procedure changes.
 - Updates on major projects and activities at A Place at the Beach.
 - Track Communications from owners to the Board of Directors Excel Spreadsheet -C (Completed), I (In-Process), dates, contact, and conclusion notes.
- Creation and publication of HOA Policies and Procedures Manual, and updated one-page Rules and Regulations Document
 - Replace all outdated documents on the website. (Owners/Documents/Policy)\Policies and Procedures Manual started in Summer 2018. Include By-Laws Provision that provides the Board the authority/responsibility to create these policies.
 - Under the By-Law Provision is a list of all relevant policies and procedures for that provision.
 - Table of Contents provides linkable list of Policies and Procedures – click on the link and it will take you directly to the page for that Policy or Procedure.
 - Rules and Regulations.
 - Included in all packets from office - whole owners who rent their units should have this clearly visible in their units – posted to the inside of the front door is a good location that is likely to at least be seen as people leave the unit.

Nomination Committee: Norma Hall reported on the following:

- 2021 Election: three two-year term positions; one one-year term position. The one-year term is a replacement for Bill Rose, who resigned in 2021.
 - Simply Voting used for election
 - Member ID and PIN/Password to vote were included with the August 2021 Annual Meeting Reminder mailed to owners who did NOT sign the electronic notification waiver.
 - Member ID/PIN/Password – were e-mailed to those who signed the electronic notification waiver.
 - Ballots/Proxies mailed to office: opened by a Board Member and owner – each Ballot was manually logged, recorded into a spreadsheet, and manually entered into Simply Voting using the Member ID.
 - Proxies were voted, by Member ID (and logged as Proxy vote) as voted by the Board of Directors.
 - Report run from Simply Voting to determine the

number of votes entered. Number of votes cast reconciled exactly on handwritten, spreadsheet and Simply Voting report. Number of votes/candidate reconciled on handwritten and spreadsheet.

- NOTE: counts/candidate are NOT accessed in Simply Voting prior to the conclusion of the election.
- 2021 Proxy/Ballot Audit Procedure
 - Three owners who are not members, or relatives of, the 2021 HOA Board of Directors or 2022 Candidates for the HOA Board of Directors, will: review each mailed-in, manually entered, Ballot/Proxy and record the vote/candidate from each total number of votes per candidate. Reconcile the number of votes/candidates with the number recorded on the spreadsheet created during manual input process and the number of votes per candidate that were manually entered from the Simply Voting Report generated at the conclusion of the election.

Drainage Committee: Patrick Shaheen reported on the following:

Drainage improvements completed:

- Drainage improvements have been completed for the K and L parking lots. While they do not remove water as fast as it can come down, they do eliminate the bulk of storm water within 3-4 hours.
- A small drainage system for the area in front of the current Office Building/Maintenance Building was installed and is performing well.
- Next Drainage Priorities are to begin after the major Hurricane Florence damage is repaired.
- Outdoor Swimming Pool Pump Room – this pump room is under ground level and sump pumps must be used to keep the water out of the pump room. Equipment has been lost in the past hurricanes when the pump systems were overwhelmed by the ground water level. This project has been on the Board's radar as a property need for a few years but has been put off due to other, more pertinent expenditures. It is considered to be the next priority for drainage improvement once the hurricane repairs are complete.
- standing water up against the buildings in both K and L parking lots. This is a continued nuisance and needs to be taken care of. Owners and guests should not have to wade through water to get to their vehicles.
- Courtyard drainage improvement –A higher capacity system is required to handle heavy rains; likely with some drainage tile added through the Courtyard to dry it out more quickly. The Board does recognize that this improvement is required; but continues to believe that additional funds should not be spent on drainage until after a settlement has been reached with the insurance company and repaired damage from Hurricane Florence.

Victor Perez provided the following updates as part of his Manager's Report:

- HOA
 - New installation and refurbishment of K and L building fire/smoke doors, door frames and hardware.
 - New roof for K-2 section of K building.
 - Three new skylights installed in K building.
 - Renovation of the L building laundry room.
 - New Maytag washers and dryers for the L building laundry room.
 - New vinyl fencing for southwest section of the pool.
 - Waterslide restoration is complete.
 - New 7.5HP waterslide pump has been installed.
 - Construction of new wooden ramp and landing (slide related).
 - Various pool equipment (pumps/heaters/filters) have been replaced.
 - Refurbishment of outdoor bathrooms is complete.
 - Security gate arms have been placed in operation.
 - Vandal resistant buttons have been installed in K and L building elevators.
 - 30 new wheel stops have been installed (parking lot).
 - New rules/reminder/parking signage were installed throughout the property.
 - Construction of new wooden bowling lane is complete.
 - New dumpsters have been installed.
 - New roof has been installed on Wastewater Treatment Plant Control Building.
 - New lift station pump for L parking lot (drainage related) has been installed.
 - New 5HP irrigation pump has been installed.
 - Installation of 420 balusters along K building stairwells
 - Various repairs to unit balconies that haven been completed and still need to be done.
 - Various repairs to soft spots in the flooring along hallways is in process of being completed.
 - Replacement of various ground/walkway lighting has begun.
- Timeshare
 - 230 new balcony chairs have been replaced.
 - 50 deck tables have been replaced.
 - Various appliances (refrigerators, washers, dryers, dishwashers, microwaves) have been replaced.
 - Various air conditioning units were replaced.
 - Various repairs to soft spots in the flooring have been made.
 - Various repairs to unit balconies have been made with more to be complete.
- Upcoming
 - New beach access/boardwalk construction is set to begin soon.
 - Building piling assessment and maintenance.

- Building (underside) insulation and maintenance.
- Gas Grills are to be replaced.
- Administrative office building
- Shower and tub renovations for 23 remaining timeshare units.

Collections Committee

Justin Smith reported on FMG's 2021 collection efforts. The report reflected \$53,398.17 in 2021 collections.

VI. APPOINTMENT OF CHAIRMAN OF INSPECTORS OF ELECTION

Norma Hall reviewed the procedures and responsibilities of the Chairman and Inspectors. The following owners volunteered: John Dury, Gillian Tuttle and Jeanette Flowers.

MOTION: Norma Hall moved to approve John Dury named as Chairman and Gillian Tuttle and Jeanette Flowers as inspectors. Motion was seconded by Patrick Shaheen and approved unanimously.

VII. ELECTION OF DIRECTORS

Shawn Samland reminded everyone that online voting with Simply Voting closed at 10:00 a.m. and stated that there are currently four seats up for election: three for two-year terms and one for a one-year term. Nominations from the floor were requested.

MOTION: There being no nominations from the floor, a motion was made to closer nominations and was seconded and approved unanimously.

Each candidate that was present was allowed provide their background and reason for their desire to serve on the Board of Directors.

Shawn Timpe-Samland announced that the online ballots have been tallied and the following nominees were elected to the Board of Directors pending the verification of the Inspectors:

- Brian Minshew
- Marty Tobin
- Chauncey Stroud
- John Temchack

Shawn further stated that the official results will be posted to the website, Facebook and sent to all owners via e-Blast by Wednesday, September 29, 2021.

VIII. UNFINISHED BUSINESS

Hurricane Florence Insurance Update:

Patrick Shaheen provided the following update on the Hurricane Florence insurance claim. The payments for damage from APATB's Hurricane Florence Claim has now netted \$5.8 million dollars in payments from the insurance company. The legal counsel and Public Adjuster have put together a final settlement proposal to the insurance company. It is the Board's understanding that the multiple insurers involved in the claim have agreed to a final settlement; but the documentation has not been approved by all insurers at this time. The Board has already begun quoting some needed hurricane repairs. Unfortunately, many vendors are busy enough that they will not take time to quote the work; but management continues to look for vendor options for the underside of the building repairs. Quotes for the replacement of the office building are also being researched. The roofing company is awaiting the final settlement but ready to talk to directly after settlement to determine what might be required for the roof. The Board is also reaching out to local engineering firms about a full review of the pilings on which the buildings sit to make sure all is well. Although the claim has taken longer than many anticipated, the resort continues to make progress towards full restoration from damages related to Hurricane Florence.

IX. NEW BUSINESS

Owners were asked to input their questions in the chat section of the Zoom screen and were informed that Heidi Biggs would read their questions to the Board for their reply.

Jack Armstrong – 392: Expressed concern regarding the electrical meter for his unit. Victor Perez stated the management was aware of the situation and is working with the other owners on that electrical bank. Pat Shaheen stated that the Association would not allow one owner to hold up necessary repairs that effect the safety of the owners.

John Dury – How many people have participated in the Buyback Program? Thomas McMahan reported that 10 have been repurchased and zero re-sold. Ms. McNeill – Proposed having a preventative Maintenance Program in place to have all common AC drains cleaned twice a year. Victor Perez stated that he will solicit a proposal and report to the Board.

X. ADJOURNMENT

There being no further business, Pat Shaheen adjourned the meeting at 11:00 a.m.