



2024 Annual Meeting Minutes

The following are the minutes from the Watersedge Holdings, LLC annual owners meeting.

**WATERSEEDGE HOLDINGS, LLC
30th ANNUAL OWNERS' MEETING
SATURDAY, May 25, 2024
Emerald Isle Town Hall, 10 a.m.**

Attendance – Approximately fifty-three owners attended the meeting.

President Bobby Whitt called the meeting to order at 10 a.m. Following the Pledge of Allegiance, he welcomed everyone to the thirtieth annual owners' meeting. He welcomed new and returning residents Cathy Lyliston, Lisa Hogan, Andy and Paige Denning, and Amanda Daughtridge, Mark Balance and Tammy Whitley. He asked for remembrance of those who passed: Earline Bowden, Eugene Martinez, Roger Morton, and Tet Walton. Bobby Whitt thanked board member Rick Hunter for his sixteen years of dedicated service and presented him with a plaque of appreciation.

A summary of the minutes of the 2023 annual meeting were sent previously and are posted on the website.

Treasurer Rich Bennett provided a report on the park's finances. He reported current assets of \$221,792.16 on 12/31/22 and \$156,033.64 on 12/31/23, with all bills paid in full. Total assets on 12/31/23 were \$1,605,477.42. All three reserve accounts are fully funded at \$75,000 each. They are earmarked but not kept in separate accounts. Watts Ward inquired about why there was so much money in those accounts. Reserve accounts are the money that is used for emergencies such as a hurricane and to fund capital improvements. Owners suggested including the first quarter of the current year, if available, in future reports.

Election Committee Chair, Susie Oliver, reported that 89 ballots were received, representing 65% of 136 that were mailed. 405 units were voted, or 81% of 498 total units. Elected were Fred Adams, Larry Wood, Rich Bennett, and Ira Varney. Rick Hunter and Bobby Parrish also ran. The vote count was available at the meeting and was as follows: Fred Adams, 385; Larry Wood, 380; Rich Bennett, 310; Ira Varney, 278; Rick Hunter, 137, Bobby Parrish, 104.

Chair Everette Denning presented the Budget Committee report. At the end of 2023, there was a balance of \$156,033.64 in the bank. Anticipated revenue was \$262,400 from leases, \$5,484.64 from interest, and \$7,220 for impervious income, for a total of \$431,138.28. Projected operating expenses are \$60,322.21, reserves are \$225,000 and \$145,816 was distributed at \$300/unit. Owners made a suggestion in future years to put all the figures on the screen so everyone can see them.

A question was raised about a pier at the picnic area, and the response was that is a potential future project. CAMA considers Watersedge to be a marina, and we are in the process of getting additional piers approved. Later in the meeting, Fred Adams stated progress is being made with

CAMA for approval of docks and that if anyone doesn't have a pier and wants one, now is the time to request it. A CAMA portal is being set up for dock requests to be made electronically.

Bobby Whitt reported the Operating Agreement is a work in progress. We are now governed by Articles of Organization, but we need an operating agreement and are trying to get it passed. Once it is resolved, the board can restart efforts to keep share ownership inside the park.

Architectural & Pervious Allocation Committee Reports. Larry Wood provided a detailed explanation of how the cost of impervious was determined and how much money has been recouped to date. Impervious pavers cost more than regular paving, but it gave us credit to be used for new mobile homes, sheds, decks, etc. The additional cost of impervious was divided by the number of square feet of credit, which makes the cost \$12.50 per square foot. So far, the park has recouped about \$94,000. In the future, the Town of Emerald Isle will require a copy of the approved architectural form from residents before a building permit can be issued.

Maintenance Committee Report. Chair Everette Denning reported on electric meter base replacements, septic maintenance, tree trimming, and the addition of sand behind the seawall after last year's nor'easter. Bobby Whitt explained repair expenses from the meter base and septic tank distribution box to inside the mobile home are residents' responsibility.

Marsh renourishment update. Fred Adams reported on the positive impact from the addition of rock, oystercatcher material, and aquatic plants. He showed pictures of the positive results of the renourishment project.

Under new business, Bobby Whitt reminded residents that they are responsible for the actions of guests and to make sure everyone understands the importance of watching out for children in the road, not driving too fast, and paying attention when driving.

Annual Picnic. Bobby Whitt announced that the picnic would start at 6pm. There will be live music. He asked for volunteers to help with set-up, serving, and cleanup.

Shareholder Comments. Dianne Berger requested a speed bump at the corner where Watersedge turns 90° onto the waterfront road. She reported that many drivers are speeding when they enter the park. There was an inquiry about installing Wi-Fi for the park. To date, it has been cost prohibitive. There was a question about how many shares (units of ownership) are out of the park (87 units held by 26 owners) and how we can get them back into resident ownership. We cannot force someone to sell their ownership. Suggestions were made to offer those outside the park a lucrative buyback or to buy units of ownership if someone is moving out of the park. That cannot be addressed until we resolve the Operating Agreement vote. (NOTE: Following the meeting, the Operating Agreement was passed. The board can return to addressing ways for ownership units to be held only by homeowners.) Suggestions were also made regarding more clarity on stock transfers and ways to make everyone aware of stock that is available for sale.

There being no further business, the meeting was adjourned at 11:20 a.m.

Barbara Maurer, Secretary
Watersedge Holdings, LLC