

## **Thistle Downs Home Owners Association Minutes of September 27, 2018, Meeting**

The Thistle Downs Home Owners Association (HOA) Meeting was called to order at 2:10 p.m. at the Amenity Center by David Marino, HOA representative.

### **Items of Discussion:**

Front Gate. David Marino reported that the front gates are unreliable, and Ravina Roberts (CAM) will be getting estimates for the cost to replace the gates. More information will follow.

Amenity Center. Gary has been responsible for cleaning the Amenity Center; however, we will soon be using a cleaning service recommended by CAM. Mary Millard will meet with the new service and go over the checklist that Mary maintains for cleaning the interior of the building to ensure quality cleaning.

Paint Job. It will cost approximately \$3,500 to powerwash and paint the exterior of the Amenity Center. More discussion will follow.

Cleaning of Pool Lounge Chairs. Mary Millard will get an estimate on the cost to dry clean the covers on the lounge chairs. We will purchase new umbrellas. More information will follow.

Role of John Pridgen. John works for the golf course, and that is his primary responsibility. We know that some homeowners have contacted John directly regarding problems or issues; however, David Marino asked that homeowners understand that “we” are not John’s responsibility. John has requested that homeowners send their questions or issues to David Marino, the HOA Representative, who will then forward them to John, and that way he won’t be getting so many calls and emails about the same issues. If some homeowners still want to contact John directly, at least copy David Marino on any email or let him know about the issue.

Street Lights. Several residents have been a great help in letting David Marino know whether any street lights are not working. David then forwards this information to Brunswick Electric. However, under the circumstances following the recent hurricane, we don’t know how long we may have to wait to have our street lights fixed.

Roads. We have not received any information recently from Bill Haberman on the situation with our roads. As you may know, David received a faxed copy of a document that states that as of March 8, 2018, the roads were the responsibility of Thistle homeowners. He emailed a copy to each homeowner. Unfortunately, Bill Haberman is not in favor of charging golfers either \$.50 or \$1.00 per play to help pay for road repairs. A small committee, made up of David Marino, Ron Cormier, George Bornkessel, and Mike Crockett, previously did some research on this issue. They found that other communities in Brunswick County (e.g., Crow Creek and Sea Trail) have faced similar problems, and the formal documentation located at the Brunswick County Government Center on this issue is not clear. It may be necessary for us to hire an attorney to protect the interests of the homeowners on this important and possibly costly issue.

Generator for the Amenity Center. David Marino asked whether the homeowners would be interested in purchasing a generator for our Amenity Center, which would allow the residents to use the Amenity Center even when the power goes out. David will obtain estimates for the cost of a generator and get back with the homeowners, who will make the final decision.

Pay Raise for Greeters. There was discussion about giving Thistle's long-standing greeters a slight pay raise (\$.50 or \$1.00). David Marino will find out exactly what the greeters are now paid and get back to the homeowners. Jeff Blumengold suggested we give the greeters a "cash bonus" at Christmastime, rather than raise their salaries. Marie Laboy suggested that the fact that our Greeters are allowed to play golf at no cost should be considered from a financial perspective. There will be more discussion on this topic.

Security System in the Amenity Center. David Marino reported that the Amenity Center is open 24 hours a day/7 days a week for homeowners. However, there is a security system for the building, and not everyone has the access code. David asked that everyone consider whether it is necessary to maintain such a security system, when homeowners could just use their FOB's to enter the building. If homeowners decide to keep the security system, David offered that everyone could use his code, which is 2284. There will be follow-up on this issue.

Employee BBQ. The BBQ was attended by both homeowners and Thistle employees. However, there were not as many employees in attendance as expected, probably due to the aftermath of Hurricane Florence. David reported that everyone had a good time, and it was a great opportunity for the homeowners to get to know each other better. Most homeowners contributed financially and/or physically to the BBQ, and it was a success. Any leftover food and drinks were either taken home by attendees or left in the refrigerator in the Amenity Center. David gave some leftover food to John Pridgen and his employees. We look forward to having the Employee BBQ again next year, although not in September.

Status of RV's Parked in Community. David Marino reported that he got permission from Bill Haberman to temporarily allow homeowners to keep their RVs in their driveways for up to 48 hours when preparing for and returning from a trip. However, this agreement will be coming to an end soon. So, it will be necessary to change our CC&Rs to reflect such requirements for RVs and boats. More information will follow on this important issue, and it will be an agenda item at our February 2019 HOA Meeting.

Personal Golf Carts. One of our homeowners requested that we consider allowing personal golf carts in our community. There was some discussion, and this will be an item on the agenda for our annual HOA Meeting in February 2019.

Lockers in the Clubhouse. Unfortunately, we had a recent incident in which a property owner used the Clubhouse shower and became locked in the building after his friend and Thistle employees had left for the evening. The property owner managed to exit the building, but then several folks were called in to lock the Clubhouse properly. As a result, we have been informally told that homeowners will no longer be permitted to have lockers in the Clubhouse. We expect more guidance on this policy in the next the next several weeks. Management has suggested that using the shower at the Amenity Center would prevent this type of situation from recurring.

Next Homeowners Annual Meeting. Our annual meeting will be held on February 12, 2019, at 6 p.m. at the Clubhouse. David Marino has requested that Ravina Roberts (CAM) provide a draft budget and any other information we need prior to this meeting. In preparation for this meeting, it was suggested that interested homeowners meet either January 15 or January 22 at 5 p.m. in the Amenity Center to discuss issues of importance. David will send an email asking which date works best for most homeowners.

**Adjournment:** As there were no other issues for discussion, the meeting was adjourned at 3:20 p.m.

Respectfully submitted,

Mickey Marino