

THISTLE DOWNS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEMBERS MEETING
November 14, 2023

MINUTES

Pursuant to call, the Annual Members Meeting of the Thistle Downs Property Owners Association, Inc., was held on November 14, 2023, commencing at 5:00 P.M., in the Thistle Clubhouse, 1815 Olde Thistle Club Road, Sunset Beach, NC.

1. OPENING OF MEETING:

After dinner, Bill Hoffner, Board President, opened the meeting at 6:03 p.m. and welcomed everyone.

Albert Bustamante, Declarant, was present via zoom.

Present on behalf of Coastal Destination Properties and Management was Ravina Roberts, Property Manager and Dawn Ebert Assistant Property Manager.

2. ROLL CALL AND CERTIFICATION OF PROXIES:

Ravina Roberts, Property Manager, confirmed a quorum existed according to requirements of the governing documents and the Meeting continued.

Before Bill Hoffner began the meeting, an owner wanted to congratulate and thank those involved for their efforts on the back gates!

3. REPORTS OF OFFICERS:

Bill Hoffner introduced those who lead and participate in the various committees.

Bill Hoffner discussed accomplishments and challenges during 2023 which included the back gates, the Guardhouse cleaning and staining, the improved reliability of the front gates, the speed bump additions because of folks hitting the gates and the importance of the installed camera system in identifying who damaged the gates. Bill Hoffner also discussed the status of sales in the community as well as the price range homes have been selling since 2022.

Bill Hoffner also discussed trespassers and asked the owners not to hesitate to contact the Sheriff's office should they see trespassers.

Bill Hoffner spoke of the revisions to the Documents and the Architectural guidelines and encouraged the owners to review them.

4. RATIFICATION OF THE BUDGET:

Peter Culbert asked about road contributions from the Davis family. Bill Hoffner explained the split between the Davis family and the association related to the recent sealing project.

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Hugh O'Neil asked if the builders were contributing to the roads. Bill Hoffner explained the bonds that are collected as part of the build application process. Bill Hoffner also explained the change from road maintenance to capital contribution.

Upon review and discussion, a motion was made by John Bendyk to accept the proposed 2024 annual operating budget as presented. The motion was seconded by Dani Wileman and unanimously carried. None were opposed.

5. DIRECTOR ANNOUNCEMENT:

With no other candidates, Bill Hoffner will continue to serve as Board President for another year.

6. UNFINISHED and NEW BUSINESS:

Bill Hoffner explained the purpose behind moving the meeting from February to November with the major factor being budgeting and dues.

An owner asked how the Board is made up. Bill Hoffner explained the Declarant role and the role he has as a Board President and owner representative.

Albert Bustamante stated under the Declaration, the Declarant controls the Association. During this stage, there is no democratic process and normally no owners involved. Albert Bustamante stated the owners recognized the importance of having an owner representative and looked to do a hybrid type of management system.

Eileene Shake asked for the names of those on Board and for input on the idea of adding members.

Bill Hoffner reported the Board Members as Albert Bustamante, Bill Haberman and Bill Hoffner.

Albert Bustamante explained the roles would change when the community turns over. Albert mentioned an advisory committee for residents to have the ability to directly communicate with him during his community visits.

Peter Culbert brought up a concern that staff use the General Managers pass code to enter. With the high turnover rate these individuals will have access to the community. Bill Hoffner agreed there is a concern, however he does monitor the codes and the cameras for suspicious activity. Bill Hoffner also stated there are owners who also share their codes.

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Steve Wileman stated Bill Hoffner has done an amazing job but there is no reason one person should bear the responsibility and perhaps the association should consider adding members at the meeting. Albert Bustamante stated this was addressed earlier and the boards would remain as they are currently. Albert Bustamante stated there is no need for a vote at this time as it will not carry,

John Bendyk made a point of clarification stating that his role is simple in comparison to Bill Hoffner's role as it comes directly out of the clearly written documents. John Bendyk also reminded the membership that the Declarant is the final decision.

Karen LeDonne asked about adding an AED machine. There was discussion and questions on cost, training, maintenance.

Karen LeDonne asked if a pickle ball court can be reevaluated after the Declarant changes over. This request was not supported by most attendees. They cited costs, space, and security reasons against it.

Karen O'Neil asked if the dues would be going. Bill Hoffner confirmed they would be going up \$25.00 a quarter.

John Weaver requested the hot tub remain open during the winter months for residents to use. He felt the additional \$15,000 a year cost to heat the hot tub was justified. Only a few residents supported this proposal.

Joe Millard asked what the cost for residents would be in 2024 for a round of golf and practice range. Bill Hoffner replied that this was still being discussed between the owners and the golf course and had not been finalized.

Eileene Shake mentioned the fire hydrants need to be painted. Bill Hoffner spoke with John Pridgen. Calabash Fire Department has the responsibility to maintain these.

7. ADJOURNMENT

With no further business to come before the Association, a motion was made by Paul Dunbar, seconded and unanimously carried to adjourn the meeting at 7:55 pm. The motion carried without objection.