

# **Holden Beach Property Owners Association**

## **MINUTES**

### **Memorial Day Membership Meeting**

**May 28, 2016 10:00AM**

### **Holden Beach Town Hall Meeting Room**

The meeting was called to order at 10:03 by the President. Veterans were recognized for their service. A quorum was present.

Bill Spiers discussed Second Helping. The project is starting its 12<sup>th</sup> year on June 18. Food can be dropped off each Saturday from 7:00am – Noon.

Police Chief Wally Layne gave an update from the Police Department. The island is in good shape, but the call volume is increasing. The new noise ordinance has spurred more complaints. He reminded everyone of the strand ordinances and to not leave vehicles unlocked. He answered a question about the traffic back-ups at the foot of the bridge and reminded everyone that the intersection belongs to NCDOT, not the Town.

Town Manager David Hewett gave an update. The NCDOT-Beautification Club project at the foot of the bridge as you come onto the island is progressing. The inlet has filled up and is being dredged. The park is still under construction and not operational. The Budget Message is due. He is recommending a tax increase plus increases for water rates for users of more than 6000gal/month and an increase in inspection fees. The estimated cost of elevating the sewer lift stations will be \$2,200,000.

The Central Reach Project, the largest beach nourishment in the Town's history, will place 1,300,000 cubic yards of sand on the strand between 240 OBE and 781 OBW. The project will be paid for with the tax increase, BPART funds and FEMA funds from Irene. Easements will be required for properties in the project area. He answered many questions about the easements. The "toe" of the dune is the ocean-ward side and the "heel" of the dune is on the street side. The Town is asking for the easement from the toe of the dune. Voters will not need to vote on Special Obligation Bonds. Easements were not gathered before because past nourishments were loosely administered, but will be required this time due to lending requirements, the Local Government Committee (LGC) and FEMA. There will be no flexibility and the Town will pursue condemnation for those not signing the easement. He plans to go the LGC in July or August and needs all easements at that time. The easement is perpetual so they can continue to maintain it. There will be no use restrictions. The easement is assignable incase the Town joins a larger organization for nourishment. The urgency is due to the need to go to the bond market. He explained that the easement is similar to a utility easement. The sand will be coming from an offshore site.

Mayor Alan Holden followed up on the sewer lift station modifications needed and how this happened. People on the canals wanted a sewer system and there was a lot of pressure to put one in. In an effort to cut the cost of the system the engineers cut corners, they set it up the way it exists today. Mayor Holden reported that maintenance on the island is looking better. Regarding the traffic on the bridge, NCDOT studied a traffic circle and determined it won't fit. He reminded everyone to be prepared for hurricanes and make plans for before, during and after a storm. He doesn't expect the new flood maps to be approved until January. Home sales are up and prices are up some. The rental market is good and construction is way up. He thinks this is the best year we have ever had with 27-30 homes under construction. He is concerned about the misinformation out there on a terminal groin. The cost will not be \$35,000,000 but closer to \$33,000,000. No one really knows what the maintenance costs will be. He stated that he has lost a lot of property over the years on the east end and he and other property owners have a lot of property at risk of loss. He stated we have to get them some help. In addition, the Central Reach Project will cost \$15,000,000. The pier is for sale and the Town is discussing purchasing the property. It includes 700' of oceanfront

property, and the pier buildings, but not the motel. The cost is estimated to be between \$7,000,000 and \$10,000,000 depending on how much property is purchased. Island property values are still stagnant. He discussed insurance and thinks that the flood insurance rate should go down. He also reminded people to not sign a consent to rate form if their insurance company sends one. It removes the limits on how high the rate can be set.

### **Business Meeting**

Ron Hill was introduced as new director. The nominating committee will present a slate of directors at the Labor Day meeting. Tom thanked the Town and Commissioners for listening and acting on the association's request for a new noise ordinance.

Financially the association is in good shape. We have 1069 members. The major expenses have been postage and printing for the newsletter, the AED for the Chapel and paying for the playground bricks.

### **Old Business**

HBPOA hosted an information session on the Terminal Groin. The session included experts from the Coastal Federation and the Southern Environmental Law Center. Dial-Cordy and ATM, the Town's consultants on the project were invited but did not participate. It is hoped that they can during another session after the final EIS is released. HBPOA is attempting to get the facts and information out. A member asked if there was a way there could be a vote of property owners on the groin. This will be investigated.

The easements for Central Reach were discussed. The easements were sent to about 450 property owners. There were concerns that the easement is overreaching what is required for the project and property owners are being rushed to sign or risk impacting the project. Better communication from the Town is needed. A motion was made and seconded to authorize the HBPOA to spend up to \$2500 to contract an attorney to review the terms of the Central Reach easements, ASAP. During discussion the motion was amended to hire on contingency that the attorney could meet the needs of the Town regarding timing. The motion carried unanimously.

### **New Business**

Mayor Holden addressed the group. He stated he has been here for a long time and seen high points and low points. He expressed appreciation for people communicating their concerns. The town did not participate in the groin information session because they were told not to go. Hearings were held in the past and they are outlined in the permit process. All the information and beach reports are available by formal request. In his 67 years he has seen the island lose a row of houses and the dune on the east end. If we don't act Ocean Blvd. will be gone. What we are doing is not working. He has lost significant property and so have his clients. They have property at risk. Regarding Central Reach, there will be no bond issue, and no voting because they are using special obligation bonds and condemning.

Members thanked the HBPOA for the groin information session and felt the information was needed.

The meeting was adjourned at 12:12pm.

Respectfully Submitted,

Vicki Y. Myers  
Volunteer Secretary