

Holden Beach Property Owners Association

MINUTES

SEPTEMBER 3, 10:00AM

HOLDEN BEACH CHAPEL

The meeting was called to order at 10:01 by the President. A quorum was present with 26 members in attendance and 17 participating on Zoom.

Tom reminded that there will be (4) board members up for re-election during this meeting. The agenda was approved without changes.

Presidents Report – Tom Myers: Talked briefly of key issues members should be aware of.

- 1. Commissioners passed ordinance to allow Sunset Slush to operate on the strand. They will resume in the Spring. The other issue is to reduce the speed to 35 mph west of the pier. It was a safety traffic issue especially with golf carts, etc.**
- 2. New Tax appraisals next year. We expect home values to increase. Town taxes are currently set at 20 cents per \$100 value. If values go up, the tax rate will need to decrease accordingly in order to remain revenue neutral. Otherwise, taxes will increase.**
- 3. Gerald Brown passed away unexpectedly. His position on board is open. Application deadline is Sept. 6.**
- 4. New oceanfront lighting ordinance. No lights on walkways may be biggest concern. Effective January 2023.**
- 5. There have been four water deaths this season on Oak Island. As a result, they have introduced new rip current signs, lifesaving stations, and their beach patrol displays flags showing the current risk level. The HBPOA is currently**

providing refrigerator magnets and signs for private walkways. The Town provides signs for the public walkways.

Treasurers Report – Tom Myers: As of 8/31/22 YTD Dues Revenue is \$5,205. Expenses were \$4,083.73 made up of Special events, postage/communication and Administration. Current bank balance is \$83,210.11

Board Member Elections – Tom Myers, Rick Paarfus, Sally Caldwell and Peter Freer were re-elected to the HBPOA board. Nominations were welcomed from the floor or Zoom chat.

OLD BUSINESS UPDATES:

Bike Lanes Update – Jeff Jancula: Deferred until next April. Some unresolved concerns that need to be addressed i.e., location of mailboxes. If you have landscaping etc. you will have to make arrangements. The block before and after the bridge will not have bike lanes.

Questions: Was there any discussion on flooding? Was supposed to be a stormwater plan by Town by now but it has not been done. Town owns the right of way and town can do what they want. Not certain if sewer is in ROW but if so, they will not be moving sewer. Some concern about crosswalks and markings on road. We have an opportunity to learn lessons from Ocean Isle's bike lanes. Board will ask. If property damage, we believe you need to notify DOT. Will confirm. Postal carriers can pull onto walkway for deliveries.

Paid Parking Update – Rick Paarfus: Town is meeting revenue expectations with 215K in net revenue as of July 31. The town has expended \$40K for things like pier parking lot upgrades not including town employee salaries. The number of parking spaces appears to be adequate and only approached full capacity on holidays like the 4th or Labor Day. The BoC is currently not looking at putting

parking on the marsh streets at this time. They may still consider putting in bulkheads on the marsh areas of town property. The BoC may consider future parking in the 800 block/pump station area and block Q, particularly if the town owned house next to the pump station is converted to a Community Center. The Town has been looking for consultant to give guidance on what to put on Block Q. Not getting much response. If you have an opinion on these issues, voice your opinion to the BoC in writing or at the BoC meetings. Rick has heard generally positive feedback now that parking has been managed. One comment during the meeting was that property owners should not have to pay for parking. It should be asked of Town. Otto has been very responsive to address parking issues.

Pier Status – Tom Myers: PARTF \$500k grant approved to apply to purchase of the pier property. Town must accept with a requirement that land use must be help in perpetuity for recreation use only. The town justified the pier purchase to LGC by saying if circumstances changed, they could always sell it to repay the loan. It is not clear if running a restaurant or an RV park (small 8 space) is considered recreational use, so the Town's current plan may not be allowed.

Town has issued an RFQ for developing a plan for the pier and associated cost estimates.

Question about underwater survey – it has been completed and identified additional work needed to make the pier safe. Current estimate is still \$1 million to make it safe for the next 10 years. Food trucks were not successful. Parking at pier appears adequate.

Block Q Status- Town looking for a firm to develop a plan for the property along with associated cost estimates. They received one response and wanted 3 responses. Plan to include parking for cars, boats trailers and low speed vehicles, bathroom facilities and beach access. Town plans to close Carolina Ave to make Block Q one contiguous piece of property.

Meeting was adjourned at 11:13 AM