

# South Bay Pointe Home Owner's Association

## Board of Director's Meeting

May 13th, 2026

### I. Call to Order

- Board President Kim Hudson called meeting to order at 7:32PM

### II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Gary Foote
- Dave Sleppy
- Bryan Clemmons

### III. Homeowner Forum

- No homeowners were present. As a reminder, homeowners are welcome to attend our monthly meetings.

### IV. Minutes Approval

- Minutes were approved for March Meeting

### V. Welcoming of New Board Members

- Gary Foote and Dave Sleppy were elected to our board
- Tim Creech has cycled off our board

### VI. Review of Finances

- We reviewed March financials
- Current liabilities and equity \$30,785.24
- We currently have \$34,808.69 of delinquent dues
- A few homeowners own a significant sum

### VII. Back Due Taxes

- We received notification from the Beaufort County Tax Collector that the HOA was liable for back due taxes for community for the last 11 years
- We initially were being held liable for taxes to 3 properties
- Amber with the HOA organization was able to exclude liabilities for 2 properties
- Liability for the marina, totaling roughly \$20k remains
- We asked Amber to reach out to our lawyer to discuss next steps

### VIII. Projects

- Mark Van Essendelft to provide updated quote on upkeep of beds to include monthly sprays

**IX. Next Meeting**

- Next HOA meeting is our annual meeting June 10th at 7:30PM via zoom

**Franklin Niblock**

Vice President