

South Bay Pointe Home Owner's Association

Board of Director's Meeting

June 10th, 2026

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:31PM

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 May Meeting

V. Review of Finances

- We reviewed March financials
- Current liabilities and equity \$31,005.81
- We currently have \$51,103.29 of delinquent dues
- This includes delinquent dues for 17 lots with dues for 2026
- Amber to notify lot owners via letter who owe 2026 dues
- A few homeowners own a significant sum

VI. 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
- Our lawyer, Gary Clemmons, sent a letter to the Beaufort County Tax Department arguing that marina should be tax exempt
- The Tax Department is currently reviewing the case

VII. Projects

- Franklin received an updated quote from Mark Van Essendelft for landscaping to the entrances and mailboxes to include monthly sprays, totaling \$3,950

- This quote was approved

VIII. Next Meeting

- Next HOA meeting is July 8th at 7:30PM via zoom

Franklin Niblock

Vice President