

BP HOA Board Meeting

Date: September 22, 2026 **Time:** 7:30 PM

Agenda

I. **Call to Order** **Meeting called to order @ 7:33pm**

II. **Roll Call**

Jared Gray **Bill Stovall** **Jennifer Howard** **Michelle Leigh** **Devin Drake**

III. **Presentation of Reports**

- August Financial Reports
  - Balance Sheet (Exhibit A) – Reviewed Balance Sheet / No BOD Comments
  - Full package emailed to BOD

IV. **Old/Unfinished Business**

- Whichard Court Separation
  - 67% Responses Required & Received – Final approval September 21, 2026
  - Jennifer will reach out to April @ Russell to confirm next steps, to include acquiring HOA dues from 2 landowners (4 lots) prior to signing separation documents.

- Front Gate
  - Entry Gate Repair
    - Seegar's – Work completed the week of 9/21/2026
  - Improvements
    - Add 4 ft fence along perimeter to front gate
      - Installation started 9/22/2026
      - Completed 9/22/2026 – Michelle texted a picture of the fence to all BOD members during meeting.
  - Jennifer will find out who manages the security cameras at the front gate, current functionality and management and report back to BOD.
- BP Signage
  - Installation planned for September
    - Placement:
      - 1 sign at the end of the community pier by the walking path
      - 1 sign at the last pole on the end of the boat ramp
      - 1sign end of the pier off Bayside Shores Rd

V. New Business

- Entrance Security Enhancements
  - Seegar's Proposal (Exhibit B)
    - Enhanced Telephone Entry System
    - Long Range Tag Reader
    - Votes:
      - Yes – Jennifer, Bill, Michelle, Devin
      - Absent - Jared
- Covenant Violations
  - 3204 Whichard Beach Rd. (Exhibit B)
    - Owner removed boat from property
  - Lot 30 – Driveway Encroachment
    - Lot Buffer Area 10' from property line (exclusion elevated pads for HVAC/Generator, etc.)
    - Jared discussed encroachment with General Contractor
- Maritime Ct. Dock/Walkway



  - Letter to Owners Emailed June 25, 2025
    - Copy of Email (Exhibit D)
    - Attorney Engaged
    - Jennifer will follow up with April @ Russell to obtain Attorney directions for next steps toward a resolution.
- 2027 Proposed Budget (Exhibit E)
  - BOD approved to increase 2027 HOA annual dues to $600 (2026 dues $550)
  - Votes:
    - Yes - Jennifer, Devin, Michelle, Bill
    - Absent - Jared

VI. Open Forum

a. Fall Owner's Meeting -
   i. Ratify 2027 Budget
   ii. Proposed November 7 – To be finalized

b. Slade I

Description	Qty	Unit Rate	Cost
Mulching Mulching of path across bridge where community pier is, down sides of path take back about 5'-6' and grind off tree roots in path.	1	$2,500.00	$2,500.00

   i.

   ii. Votes:
      1. Yes – Jennifer, Devin, Michelle, Bill, Jared (via email to Devin)

c. Storage Lot
   i. Jennifer and April are meeting @ storage lot on October 5 to review current usage, proposals for better management of space used versus paid for, proper designation of spaces, etc.
   ii. BOD members raised concerns about liability if there is damage, theft, etc. of items being stored in lot since there are currently no agreements in place with the HOA and owners using the space. Jennifer and April will discuss with Attorney.
   iii. Michelle and Devin will locate a survey plat for the storage lot (2606 Whichard's Beach Rd.) to assist in space allotment.

VII. Adjournment **Meeting adjourned @ 8:40pm**

Exhibit A

Beaufort Pointe Owners Association, Inc.
Balance Sheet
8/31/2026

Assets		
Cash and cash equivalents		
1000 - Beaufort Pointe Operating 0291	$60,586.61	
1005 - BP CD 8083	$305,055.38	
Cash and cash equivalents Total	$365,641.99	
Assets Total		$365,641.99
Liabilities and Equity		
Other current liabilities		
2026 - Prepaid Dues	$613.00	
Other current liabilities Total	$613.00	
Retained earnings		
3000 - Retained earnings	$365,250.92	
Retained earnings Total	$365,250.92	
Retained Earnings	$3,891.59	
Net Income	($4,113.52)	
Liabilities & Equity Total		$365,641.99

Exhibit B

From: Brick + Willow Property Management <reply.managebuilding.com> 9/16/2026 1:05 PM

To: Eric Primeau <primeau58@gmail.com>

Hi Eric,

Hope you're doing well. I'm following up on the covenant information I sent you back on July 10 — the HOA did an inspection on September 15 and flagged a couple of things, so I want to get them squared away before the board gets involved.

Two items:

1. The boat under the house. I know that spot probably seemed like the out-of-the-way option, but the covenants require boats and watercraft to be fully enclosed in an enclosed garage, and the under-house area is open on the sides. The only other allowance is one boat in the driveway or on the parking pad for up to 24 hours in any seven-day period. So the boat does need to be stored off the property.
2. Items around the lot. There are belongings scattered around the yard and under the house. The HOA is asking that everything get picked up and the lot kept neat going forward.

The HOA wants both resolved by Monday, September 21. I know that's quick, especially on the boat. If you're stuck on where to put it or need a few extra days, call or text me today at 252-227-0042 and I'll go back to the HOA and ask for more time. I'd much rather ask ahead than miss the date.

None of this affects your use of the water — the ramp and dock are still yours, gate code and all. It's only storage on the lot.

The HOA asked for a copy of this message as confirmation you were notified, to close the loop. Shoot me a note once it's handled and I'll send that on too.

Thanks Eric,

Becca

Exhibit C

SEEGARS FENCE COMPANY
SERVING THE MID-ATLANTIC SINCE 1949
SPIRIT
SERVICE PROFESSIONALISM INITIATIVE RELATIONSHIPS INTEGRITY TEAMWORK

P.O. Box 6043
Greenville, NC 27835
Phone:252-757-1265

CHAIN LINK • WOOD • ORNAMENTAL • PVC • ACCESS CONTROL • CUSTOM FABRICATION

Proposal Submitted To:	Date	Bid # GVGV10127
Rocky Russell Property Management Attn: April Roberson	8/3/2026 Job Name	
april@russellpm.com	Beaufort Pointe – Entry System	
Street : 106 Regency Blvd.	Job Location 11 Whichard Ln, Chocowinity, NC	
City, State, and Zip Code Greenville, NC 27834	Fax Number	Job Phone 252-329-7368

We hereby propose the following work: **Page 1 0f 2**

Entry Access Options

Telephone Entry System
Furnishing and installing the following:

1 - DKS 1835-080, Telephone Entry System

$6,242.00

Notes:
1. Ethernet cable must be ran to the system. (By others)

Long Range Tag Reader
Furnishing and installing the following:

1 - DKS 1815-350, UHf Long Range Reader
1 - DKS 1838-081, Weigand Cabinet

$6,645.00

Notes:

1. Ethernet cable must be ran to the system. (By others)
2. **$15.00** per tag.

Exhibit D

Subject: Boardwalk safety and upkeep

Email_Alert@calibersoftware.email Thu, Jun 25, 2:52 PM
to Harold Tyson

Good afternoon,

I hope this email finds you well.

During an inspection at Beaufort Point, I noticed several sections of the boardwalk by the canal between Whichard Lane and Maritime Ct that need maintenance done.. The boards are rotting, splintered, loose, and lifted in areas. Per the Covenants it is the owner's responsibility to maintain their section of the boardwalk. The Covenants state that Each owner shall provide for the upkeep of his or her Lot and Unit, and all structures, parking areas, Landscaping, and other improvements upon the Lot in a manner consistent with the Community-Wide Standard and all applicable covenants.

This email was sent in bulk to owners of each section of the boardwalk.

Thank you,

April Berges

Community Association Manager