

BP HOA Board Meeting

Date: April 23, 2026 **Time:** 7:00 PM

Agenda

I. **Call to Order**

II. **Roll Call**

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

III. **Presentation of Reports**

- **N/A**

IV. **Old/Unfinished Business**

- Whichard Court Separation – No Updates
  - Jennifer will follow up with landowners on status of agreement(s).
- Amendment to Covenants – Combining lots
  - Waiting for Whichard court separation to finalize so we can include both topics in impromptu community meeting.
- Reserve Study
  - Inspection - May 1 @ 11am
    - If any BOD members want to join for inspection meet at boat ramp.
    - Will ensure front gate & security are factored into reserve study calculations.
- Lot 12 Acquisition
  - Closing - April 9
    - Discussed closing of lot opens door for additional security improvements on that lot/front gate.
    - Jennifer will research tree line on lot on right side of gate, not owned by HOA to confirm trees are on/not on BP owned property.

FILE BALANCE SHEET

Borrower: Beaufort Pointe Owners Association, Inc.
Seller: Which, LLC
Settlement Agent: Colombo, Kitchin, Dunn, Ball & Porter, LLP
(252)321-2020
Place of Settlement: 1698 E. Arlington Blvd.
Greenville, NC 27858
Settlement Date: April 9, 2026
Property Location: 11 Whichard Lane (Lot 12 Beaufort Pointe)
Chocowinity, NC 27817
Beaufort County, North Carolina

INCOMING FUNDS

Beaufort Pointe Owners Association, Inc.		31,771.22
	Total Incoming Funds	31,771.22

DISBURSEMENTS

Statewide Title Insurance Company	Title Insurance	99.90
Which, LLC	Closing Proceeds	29,875.32
Colombo, Kitchin, Dunn, Ball & Porter, LLP	Settlement Agents Fees	1,796.00
FinCen Reporting	350.00	
E-Recording Fee	10.00	
Seller Document Preparation	400.00	
Attorney's Fees	950.00	
Recording Fees	26.00	
State Tax/Stamps	60.00	
Number of checks - 3	**Total Disbursements**	31,771.22

V. New Business

- Grounds Maintenance
  - April 14 – 1st mowing
    - It was confirmed that mowing was complete and BOD memeberes were satisfied with Slade Landscaping work.
  - 19 vacant lots accepted Slade Landscaping as of April 15

- 2026 HOA Dues
  - Late Fee $100 charged in April
    - Report of remaining late dues will be included in May BOD meeting package.

- 205 Whichard Lane (Jimmie Foss)
  - Letter mailed to notify owner about mowing & construction deadline with penalty
    - Jennifer will follow up with Russell Mgmt. to ensure enforcement of guidelines for both mowing and construction deadline.

VI. Open Forum

a. Next Meeting – New Business
   i. 2nd Boat Lot
   ii. Reserve Study Results

VII. Adjournment