

Forest Condo Association - Unit Owners Annual Meeting

Monday, October 11, 2021

Saddle Ridge Marina Pavilion

Attendance: the following units were represented in person or by proxy – 809, 909, 910, 914, 916, 917, 924, 953, 956, 959, 960, 961, 963, 964, 965, 966, 968, 1034, 1036, 1038, 1039, 1040, 1042, 1044, 1045, 1046, 1067, 1162 – Quorum present

President Kirk called the meeting to order at 6:00 PM

The minutes of the 2020 Annual Meeting were accepted without additions or corrections.

The minutes of the 2021 Spring Meeting were accepted without additions or corrections.

Announcements: Yard waste drop off is scheduled October 16 – October 31, 2021 at the Pond Lane drop site. Bags and brush are both permitted. Just a reminder yard waste drop off is only available during designated dates.

President Kirk introduced new unit owner 963 – Carol Vogts

Financials: all financials are posted on the website – Theforestassociation.com

Management Summary – Board explained cost of sewer discharge misbillings from spring meeting have not yet been finalized but July 2021 monthly dues increase has helped significantly as shown in the financials posted on line.

Balance sheet – as of October 3, 2021 there is approximately \$88,000 in reserves including the roads account.

Profit/ Loss statement is prepared by Mark Maier under a separate contract that pays him \$100 per month to manage reports.

Motion to accept 2022 Budget was made by unit 966, second by 909 and approved unanimously.

Elections:

Secretary – Unit 809 nominated Tim Preston (1 year) second by 914. Tim was elected unanimously.

Other Business: Unit 1039 addressed the unit owners regarding concerns about retaining wall between unit 1037 and 1039 failing for the third time during flooding and what is causing failures. Is it a drainage problem from the stormwater drain in front of 1039?

966 – where is the storm water drain located and where does it discharge? Located in front of 1039 on Sunset Lane and discharges behind 1039.

917 – is stormwater drain clogged or just too small to drain appropriately?

965 – has anyone checked into the drainage concerns yet? Not that the current board is aware of.

964 – what is cost to rebuild the wall? 1039 did not have quote.

917 – does homeowners insurance cover retaining wall? 1039 checked and it does not.

965 – who is responsible for retaining wall? Based on association by laws, this is responsibility of the homeowner.

1042 – commented that her wall is solid cement as opposed to blocks and she has had no issues.

914 – who rebuilt the wall after first two failures? Was it done professionally? Shouldn't they be responsible or is there a warranty? Family members of 1039 rebuilt retaining wall after first two failures, restacking how it was originally built.

Motion to have stormwater drain in front of 1039 looked at by engineer made by unit 1039, second by 956 and approved unanimously. – Board reaching out to MSA.

Other - Oak Island is not part of Forest Association.

Adjournment: Unit 916 moved to adjourn, unit 924 second. The meeting was adjourned at 6:28 PM.