

OFE ANNUAL HOMEOWNERS MEETING – May 25, 2024

STARTED 10:12 AM – ENDED 11:13 AM

In attendance:

Conroy	Courtney	-IN ATTENDANCE
Davey	Leslie/William	- IN ATTENDANCE
Kerins	Alicia/Tim	- IN ATTENDANCE
Spires	Kristin/Dan	-IN ATTENDANCE
Fernandez	Lindsay	-IN ATTENDANCE
Hammer/McWhinney	Jeanne/ Paul	-IN ATTENDANCE
Winchell	William	- IN ATTENDANCE
Beebe	Brian/Anne	- IN ATTENDANCE
Mohammad	Andrea/Raphael	-IN ATTENDANCE
Holmes	Deborah/Todd	-IN ATTENDANCE
Barber	Danielle/Jeff	-IN ATTENDANCE
Elder	Rita/Billy	-IN ATTENDANCE
Funderburk	Bennett	-IN ATTENDANCE
Prohaska	Christian	-IN ATTENDANCE
Lawlor/Parker	Susan/Dave	-IN ATTENDANCE
McWhinney	Peg	-IN ATTENDANCE
McWhinney	Michelle	-IN ATTENDANCE

18 properties represented.

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Proxies:

Evans	Heather/ Brandon	-PROXY
McGann	Joanna/Bryan	-PROXY
Daves	Karen/Scott	-PROXY
Murray	Gary	-PROXY
Elder	Jan/Mike	-PROXY
O'Keefe	Janet	-PROXY
McGann	Joanna/Bryan	-PROXY
Eddy	Tom	-PROXY
Adams	Elle	-PROXY

***** 13 Properties Represented**

A total of 30 properties represented. A quorum requires 10 properties to be represented in person or by proxy. The minimum requirement was met.

Agenda / Discussions

The meeting was brought to order by Bill Winchell– President, OFE HOA

An introduction of all HOA Members attending the 2024 Meeting

- I. The OFE annual meeting minutes** – July 2023 Meeting notes unanimously approved.

II & III OFE Treasurer's Report / Proposed Budget & Vote – Brian Beebe

- The Treasurer reviewed key facts and figures from last year's budget and proposed the 2024-2025 budget.
- 2023 – 2024 dues collected and deposited for 37 out of 37 properties totaling \$12,025.00
- No bills outstanding for fiscal year 2023-2024 with no significant variations to budget.
- 2024-2025 - Budget vs Actual Expenses were submitted (attached)
- 2024-2025 - Budget was submitted (attached)

Motion to approve – Unanimous approval HOA Board and Members attending.

IV. Election of OFE board members

2024/2025 Board Members Voted In (Positions Agreed to by New Board):

President: Bill Winchell

Vice President: Bill Davey

Secretary: Courtney Conroy

Treasurer: Brian Beebe

At Large: Mike Elder

Motion to approve – B. Winchell- Second- C. Conroy

V. New Updates on Outstanding HOA Business:

a. Boat Ramp/ Replacement Updates:

-Current Boat Ramp Quote: 32K. we have \$7500 in HOA reserves, Unamious vote to reduce HOA reserves down to 2 years

-No legal ramifications as this is not on OFE Property

-The HOA Boat Ramp committee (Beebe & Funderburk) have provided a update on cost.

-Boat ramp special assessment NOT TO EXCEED \$660 per lot (unanimous Vote to approve)

b. LED Street Lights - Brian Beebe updated HOA on Halifax.

a. Halifax is no longer giving us an option; we move to the new LED lights, or they will no longer support the current lights.

b. Next step is to find out if the Premium lights will be an additional fee (nontraditional green lights).

c. Once we hear from Halifax, have pictures, Brian Beebe will send out for vote. As discussed in annual meeting, tough for us to get a vote,

therefore a Unanimous vote YES to spend up to \$2500 of HOA budget on upgraded LED streetlights (currently have 10 lights)

- c. Speed Limit on N.& S. Robinson as well as E. & W. Pointe legally changed to 25mph. HOA has placed 5 new signs within the boundaries of these changes. We have asked that neighbors renting re-iterate this in their rental agreements and PLEASE if you see something, write down the license plates and report.
- d. Cemetery- Thank you Jeanne Hammer for all the research, no new news to share. NC will not mark graves.

Spectrum Internet- Spectrum high speed internet is being installed throughout Warren County under a Federal grant. Their contract requires them to be complete NLT May of 2025. Please head to the Spectrum website link and sign up with your interest so they'll put us early on the installation schedule.

Here is the address to add your name to the list, click to sign up which it will tell you no service is available but then offers the option of adding your information to be notified when available.

<https://www.spectrum.com/internet-service/north-carolina/warren-county>

The meeting was adjourned at 11:13 AM.