

Subjects for discussion with Chadwick Shores HOA Board of Directors

1. Will action be taken to reset the leaning dog waste stations?
When this issue has occurred, we have had a volunteer straighten them out. Presently there are no leaning stations.
2. When will the new soccer goals be installed?
They are currently being manufactured. Once completed they will be shipped and assembled. There is not a specific ETA as to when they will be received.
3. How often does the board or PMC make inspections of the neighborhood to check for contractor sign placement and nuisance related community document violations?
PMC inspects the property monthly. The board inspects the property on a periodic basis. Given the amount of construction the HOA board has been inspecting the community weekly.
4. Under what conditions will the board support the funding of community events with HOA monies?
Each event is considered on a case-by-case basis. Most events have been/are sponsored by donations. Since September 2021 we have not used any HOA funds for community events. . We have removed that line item from the budget.
5. What are the plans for the replacement of the mulch that used to be put down in the center island at the community entrance?
This will eventually be replaced by River Rock or something similar.
6. Does the board anticipate taking any action to address the placement of reflector sticks at the street edges of the right of way?
Currently the Board feels the reflectors are the lesser of two evils. If they are removed then the right of way will be damaged further causing more HOA funds to be spent on repairs.
7. Please confirm that renovation work is ongoing at XXXX, which is why the shipping containers and work trailers have been on that property for well over a year.
Renovation work has been confirmed as ongoing.
8. Is there a monthly/yearly fee associated with the operation/monitoring of the new front gate security cameras?
Yes. The monitoring services are not free of charge.
9. Why haven't the missing the street signs at CSD and Shore Ct., and Fullard Dr. and Marine Dr. been replaced?
The signs will be replaced by standard metal street signs and have been an ongoing source of discussion.

10. Were there changes to the scope of work for the 2023 landscaping contract with ECC that resulted in the year-to-year cost reduction? If so, what were they?

No. The cost of the contract has been separated out between labor and materials to better isolate the costs on the P&L.

11. What was the justification to initiate the gate code change process? How many **owners** requested this change?

Gate codes are being changed at the owners' requests. Most gate codes are 10 years old, and some people have requested either a code specific to them or a new one upon purchase of a home. This will not affect everyone.

12. What was the justification for approving the front property line offset waiver for the new build at XXXX?

As you are aware, the HOA has no actual authority to approve or deny new construction plans. The HOA's authority is limited to holding a hearing regarding failure to adhere to the CCR's however given the fact that many homes do not meet the setback requirements, which you are also aware of, the association is somewhat limited in this capacity as well. The county has final approval on building and they approved these plans.

13. How was the decision arrived at to undertake the recent CSD drainage project? Were there any other projects put forward for consideration?

The project was discussed and approved by the board who has authority to make such decisions regarding common area maintenance. This project was listed as the priority therefore taking precedence. Funds were budgeted in 2022 and 2023. This was reviewed at the annual meeting and the planning process began in March 2022.

14. Was the CSD drainage project put out for bid, and if not, why?

This question has already been answered, however again we'll provide a formal answer. It was not put out to bid as it is a maintenance and rejuvenation project not a capital improvement project. As previously stated, the Board chose to use the company which would be maintaining the area to do the work so that there would be one vendor to hold accountable for any issues therefore avoiding any finger pointing.

15. Was there any consideration given to hiring an engineering firm to consult on the CSD drainage project?

No. The project was centered around restoring existing swales and not introducing much in additional changes that would require an engineer. However, the owner of the company that did the work is a NC licensed Civil Engineer.

16. Suggest that the board include a Property Owner's Only forum page on the CS website, which would allow for the surfacing of community related issues, and the board's responses to them, in a readily accessible online location, while also providing transparency into the board's activities and decisions.

Noted.