



November 2, 2020

Dear Owners,

The Board of Directors of **A Place at the Beach III** are committed to doing all that we can to best serve all our community. We are a resort; owners and guests come here to enjoy our beautiful beach and coastal towns, the amenities of our facility, and to rest and relax while enjoying fishing, boating, etc. We make all our decisions with a focus on maintaining and enhancing the value of our property for owners who use this as a vacation property, a rental property, or as their residence.

The Policies of the HOA are to address the care of the property and the comfort of all who are staying here: visitors, owners, and residents. The Board has defined the committees that will be working this year to “fine-tune” what already exists and address any needs that have become apparent. The committees are outlined in this Update Newsletter, and we encourage interested owners to get in touch with us and participate in the committees. Meetings are virtual, either by Zoom or teleconference. Many hands make light work, and the more input we can get from owners the better the results will be for everyone. Committee Reports from the HOA 2020 Annual Meeting are on the owner site at aplaceatthebeachhoa.org.

Our major focus this year will be to work to get a resolution to the insurance claim from Hurricane Florence, to address the Fire Door issue that has been ongoing now for over a year (and we sincerely appreciate the assistance and patience of the Atlantic Beach Fire Department in this effort), to clarify and update our policies, and to completely revise the aplaceatthebeachhoa.org website to be a clear and easy to use source of information for our owners and visitors.

There is a schedule of Board Meetings below. On a periodic basis the Board will issue updates, which will be posted on the HOA website as well as being e-mailed to owners. Please make sure that VRI has your correct e-mail address so you can stay informed. We will be as transparent as possible and will strive to provide improved communication with all of you this year. If you have questions or concerns, please contact us at: boardofdirectors@apatbnc.com.

Sincerely,

Your Board of Directors

Pat Shaheen (President), Bill Rose (Vice-President), Tom McMahan (Treasurer), Brian Minshew (Secretary),
Directors: Mike Broadwell, Norma Hall, Glen Knichel

2020-2021 Committees

The Board has organized committees, and future UPDATES will include info from each committee.

***All committees are looking for owner volunteers to assist us this year. Please e-mail and indicate what committee you would like to join:*

- **Building and Grounds** – includes Architecture and Drainage. Chair: *Bill Rose*
- **Communications** – Chair: *Norma Hall*
- **Finance** – Chair: *Tom McMahan*
- **Governance** – includes Nominating and Policy. Chair: *Glen Knichel*
- **Technology** – Chair: *Brian Minshew*
- **Timeshare** – Chair: *Bill Rose*

BOARD MEETINGS (9 am):

January 9, 2021, April 17, 2021, August 13, 2021 (Budget- Board/Mgt only), August 14, 2021

September 25, 2021 – HOA Annual Meeting

Important Policies at A Place at the Beach

APATB policies are intended to provide the most positive experience possible for all our residents, owners, and guests. We urge you to adhere to our policies, and make sure your guests also follow these so that everyone can enjoy their time being here:

Pets: Only **deeded APATB OWNERS** may have up to two pets in a unit. The pets must be registered with the office, and they must wear the pet tags on property so that Security knows that they should be on site. Pets are prohibited in the courtyard and are only permitted in the designated pet areas. Owners are responsible to clean up after their pets; mutt mitts are provided on site.

Parking: All vehicles on site must have the parking pass displayed. You need to obtain a parking pass for any guest vehicle and notify the office if you will have a vendor or service-provider coming on site. We have just installed parking gates by the guard shack at the entrance; you will be notified of the new entry procedures as soon as they are in place. Our goal is to ensure that only our owners and guests are using the resort facilities and access to the beach.

Wristbands: The Recreation Wristbands are important to keep with you while on the property so that security and staff can ensure that only those who are paying to be at A Place at the Beach are using our amenities. While this is especially important during the summer months, please have your wristbands visible when you are at the pools, in the courtyard, mini-golf, tennis or basketball court, pet park, etc. This provides additional security in assuring that we do not have people on site who do not belong here.

News items from the Board

- The Board has approved a revision to the documents of A Place at the Beach to modify a clause that would have made all Timeshare owners “tenants-in-common” in 2021. This clause would have meant that timeshare owners would no longer have a specific unit for a specific week but would have to reserve any available unit for their desired week, on a first come, first served basis. North Carolina regulations allow the Board to extend the original unit / week ownership deeds clause. The Board has approved extending the date from October of 2021 to 2121.
- It has come to the Board’s attention that several Timeshare units have NOT yet had their bathtubs/showers replaced, as was our understanding last year. We are working with VRI Management to inventory the Timeshare Units to determine which have not yet been addressed and are also reviewing the finances for what was covered by the Pelican contract. We hope to be able to provide more detailed information in our next Board Update.
- Numerous **FIRE DOORS** are no longer compliant with fire codes and require immediate critical corrective action. We have selected a vendor for Smoke Doors that are required for each of the outside stairway doors (there used to be doors here, but they have been missing for several years). We will have a detailed list, door by door, of repairs or replacements that we will present shortly to the Fire Department for review and feedback, and then repairs will be scheduled over the next several months.
- **Hurricane Florence Insurance Payment.** While we have received some funds from the Insurance Carrier, it is nowhere near the claim amount that has been presented by our Public Adjuster. We continue to work to bring this to an equitable solution as soon as possible. There have been ongoing communications, beyond what is described in the 2020 HOA Annual Meeting documentation on this topic. We will keep you updated on any major changes in this situation.

Committee Updates

Building and Grounds – Chair: *Bill Rose*

Hello to all! I would like to take this opportunity to re-introduce myself. My name is Bill Rose and my wife, Boni, and I have been owners here at APATB for almost 20 years now. We have extremely enjoyed our retirement, the past 3 years, as full-time residents; except for our first winter, reportedly the worst since Blackbeard the Pirate was sailing our waters over 300 years ago. And then Hurricanes Florence and Dorian came through! As I start my fourth year as your Board Vice President, I will be taking on a new role as Chairman of the Buildings and Grounds Committee. I will be replacing Brian Minshew as the chairman who will focus on the ever-growing responsibilities of the Technology Committee. Brian has graciously agreed to stay on the Building and Grounds Committee, so for you folks who are used to dealing with Brian with concerns and complaints that you notice or experience around the property, please feel free to continue doing so. He will share them with me and the rest of the Board of Directors. I look forward to getting to know more members of our community and working with you to address your concerns and maintain the property we all consider our “happy place.”

Sincerely,
William Rose

Communications – Chair: *Norma Hall*

Thank you for electing me to the HOA Board of Directors in September. I am honored to be able to serve you, and will do everything I can to fulfill my promises over the past 3 years of running for the Board that I would strive to foster improved communication and transparency. This is the first “updated” Board Update, and we have a schedule to keep you informed over the course of the year as progress is made at A Place at the Beach. We will strive to not repeat what VRI presents in Resort Updates but focus on the actions of the Board. It is a pleasure to serve with these dedicated volunteers who spend a great deal of time trying to improve and maintain our beautiful resort. I will Chair this as well as the Nominating committees, and will also participate in Finance, Policy, and Technology Committees. If anyone is interested in participating in the Communications (or Nominating) Committee, please email the Board and I will be happy to get in touch with you.

Sincerely,
Norma Hall

Finance – Chair: *Tom McMahan*

The overall financial position of both the HOA and the TSA remains strong. There are several large projects to begin in the fall of 2020.

First, we are still in negotiations with Lloyd’s of London Insurance about our insurance claim resulting from Hurricane Florence which occurred in September 2018. The Board is pushing hard for a settlement alongside our own Personal Adjuster.

Second, we have been working on getting our Fire Doors up to code and the Atlantic Beach Fire Department has given us a deadline of June 2021 to complete this project. This project will cost us \$200K to \$300K. We are currently negotiating a contract to install smoke doors in all stairwells. The second phase of this project will be the replacement/repair of all interior Fire Doors. The entire project must be completed by June 2021.

Third, we have uncovered a situation which the Board was told last April 2020 was complete. That is the replacement of Tubs and Showers in all Timeshare Units. They are not complete and now we must restart that project with 22+ units still needing new tubs and showers. We do not have a start date as the Board and VRI are working to determine exactly how many units still need to be completed.

Fourth, we are looking for one or two timeshare owners who are willing to be active participants on the Finance committee. If you are interested in working on this committee please contact us at boardofdirectors@apatbnc.com.

Sincerely,
Tom McMahan

Policy – Chair: *Glen Knichel*

The Policy Committee currently consists of myself, Mike Broadwell, Norma Hall, and Cheri Shaheen. If you would like to be involved, please e-mail the HOA Board and let us know that you are interested, and we will be happy to include you. We are beginning with the three policies we believe have the most impact on site: Pets, Parking and Wristbands. We will then proceed through the other policies in the Rules and Regulations to try to best fit the policies to our community needs. We welcome any input you would like to provide. Please email the Board

at boardofdirectors@apatbnc.com to get involved. We hope to make the policies clearer and more consistent for all our owners and guests.

Sincerely,
Glen Knichel

Technology - Chair: *Brian Minshew*

Hello, A Place at the Beach Neighbors! As A Board member and Chair of the Technology committee I wanted to give a brief update on some recent news and things to come. You may have noticed the recent installation of a security gate at our main entrance. DEPS security has installed an entry and exit gate coupled with a keypad for entry. This will offer much needed improved security at our resort. The board is currently working with Management to document the specific procedure for owners, renters, vendors, and visitors to ensure a smooth transition once we go live with the security gate.

The Beach Web cam is still in progress and is scheduled for completion by End of October. Modifications to the existing webcam pole had to be done to extend the height and offer a clear view of the Beach. Once we are back up and running, we will post a link to the webcam for easy access on our website.

One of the Technology committee's main points of focus will be on refining our digital presence and offering consistency across all our media platforms. Just for reference, here are the links:

Official Facebook page of APATB:

<https://www.facebook.com/APlaceAtTheBeach/>

APATB websites: <http://www.apatbnc.com/> or

<https://aplaceatthebeachhoa.org/>

The board will be reviewing how best to update our pages to offer timely, easy to find information on items such as upcoming events, recent property updates, board meetings, resort entertainment, weather related news, etc. Look for exciting news and future enhancements of our pages soon.

As always, if you have any questions, please contact the Board at boardofdirectors@apatbnc.com and reference Technology committee.

Kind Regards,
Brian Minshew

Timeshare – Chair: *Bill Rose*

Over the next year the Timeshare Committee will focus on two primary concerns.

First, we were told in April 2020 that the Tub/Shower replacement project was complete. This fall it was uncovered that several units still had old tub/showers. Further investigation which is not complete has identified 22 units that still have old tub/showers. The Board and VRI are investigating Timeshare Units to get a final number of units that need new tub/showers. We are also investigating the payments made to the contractor to ensure that they were not paid for units not completed. Once we have a complete understanding of the scope of this issue, we will move forward to get the remaining units completed.

Second, the committee is going to put together a plan to keep the Timeshare units looking nice following the refurbishment project started five years ago. This plan will address the contents from furniture to flooring to kitchen appliances to window covers, etc. Our thinking at this time is to put together a plan over 3-5 years that will refresh all timeshare units to keep these units looking nice.

Third, we are looking for one or two timeshare owners who are willing to be active participants on this committee. If you are interested in working on this committee please contact us at

boardofdirectors@apatbnc.com.

Sincerely,
Tom McMahan, Timeshare Committee Member

Next Board Meeting: January 9, 2021

