

Watercrest Landing  
Annual Meeting Minutes  
Swansboro Recreation Center  
June 12, 2024 | 6:00pm

Call to Order: Christine Pugh called the meeting to order at 6:03 pm

Introductions: 2023- 2024 Board of Directors and new Homeowners Association Manager from Advantage Gold Reality (Home Owner Association management company per the Developer - Morton)

President: Christine Pugh

Vice President: Matthew McGee

Secretary: Alysen Green

Member at Large: Helen Sublette

Member at Large: Chad Edwards

Advantage Gold Reality Homeowners Association Manager: Chasidy Abadia

Treasurer Report:

- Balance as of 12 June 2024 \$18,896.07
- Reviewed the profit and loss statement for all homeowners in attendance. Explained the Board of Directors chose to stay with Grants Creek as their quote for maintenance was roughly \$4,000 cheaper than the other two quotes obtained.

Ratification of Budget:

- All homeowners in attendance voted to ratify (approve) the current budget provided by the developer as Watercrest Landing is still developer controlled.

New Business/Elections:

- Christine Pugh explained that since quorum was not met (quorum consist of 50% of homeowners being in attendance) all that could be done at the meeting was the budget ratification per the Watercrest Landing Homeowners Association Covenants and Bylaws.
- Chasidy Abadia stated that no homeowners submitted proxy's or contacted her to step up and fill the two openings on the Board of Directors.
- Due to quorum not being met nothing else could be decided/voted on at the meeting.

Board of Directors agreed to set a second annual meeting date of July 10, 2024, 6:00pm at the Swansboro Recreation Center in attempts to meet quorum and fill the two vacancies on the Board of Directors.

Adjournment: The meeting was adjourned at 6:53pm

**July 10, 2024 Meeting**

Meeting was held to attempt to meet quorum since quorum was not met June 12, 2024.

Call to order: 6:01 pm quorum not met

Meeting adjourn: 6:02 pm

Call to order : 6:03 pm quorum not met

Meeting adjourn: 6:04 pm

Call to order 6:04 pm quorum met

Six homeowners present, nomination from the floor to add Penelope Large to the Board of Directors.

Nomination approved all in favor, present at the meeting. Christine Pugh and Matt McGee resigned from the Board of Directors, leaving the following homeowners on the Board of Directors.

Alysen Green, Helen Sublette, Penelope Large and Chad Edwards, the next Board of Directors meeting will be held August 19, 2024. At that meeting roles will be voted on for President, Vice President, Secretary and Members at Large.

Meeting adjourn: 6:21 pm