

GLEN COVE PROPERTY OWNERS ASSOCIATION – Fall 2022 Newsletter

Next quarterly meeting will be Saturday November 19, 2022 with a 'CHILI COOK-OFF lunch following the meeting. Bring your favorite recipe for the best chili 🍴. The meeting will be at 408 Driftwood Drive.

A Halloween Party in the Park will be held Saturday, October 29th at 6 PM with a Pot Luck and BYOB. Water will be provided. There will be a Best Costume Award, so come in your favorite Halloween 'get-up' costume . Open to Glen Cove Area Wide Neighbors. Come enjoy the Music, Food, and Fun !! The 50/50 Raffle will be held. NOTE: In event of Rain – the Party will be move to 408 Driftwood Drive- Party, Food, Music and all!

NEXT UP- 2nd Annual Christmas Party on Saturday December 10th – 6 PM at 408 Driftwood Drive with a Decorated Christmas Golf Cart Parade at 5 PM. Food, Music and lots of fun. More details to come. Watch for information on website www.GCPOA.org or the Front Entrance Board.

Summary of 8/13 Quarterly Meeting

- 26 attendees, 19 voting members. Donated lot on Windwood Drive was sold for \$8200.
- Property sale delayed by a legal challenge. Written response made to the county August 5th. Action pending.
- Bank balance \$12,100.21. Recent expenditures \$ 875.45 for insurance and \$2500 retainer to lawyer re: property sale response letter.
- The clubhouse property (aka Glen Cove Park) will be prepared for the Labor Day Picnic- asking for volunteers for 9/2.
- Annual Yard Sale a success. About 20 participants.
- Next quarterly meeting Saturday, November 19th with a Chili Cook-Off lunch.
- Approved following purchases:
 - o Finishing mower (estimated \$1500)
 - o 2 Tables (estimated \$160)
 - o Pole Shed over old foundation 24' X 36' (estimated \$5000)

Property Sale Update- Information provided at the April 30th Special Meeting:

Legal Review Letter - No restrictions on selling part of property. For voting purposes a 10% quorum is required.

Survey Completed - Of the original 5 acres, 2.1 acres remain due to storm erosion. Survey partition split property in half with Association retaining south end of 1 acre and remaining 1.1 acres available for sale.

Voting Results - 57 votes resulted in 38 Yes and 19 No. Committee will proceed with property sale.

Current Status- Listing the property for sale is pending county partition of the property and assessment. Current tax assessment value is \$77,200 per acre.

- County partition approval was delayed August 1st due to three persons making false allegations to the county as an attempt to stop sale of the property. Persons complaining stated GCPOA did not meet a voting quorum of 80% per state law. We were asked to respond to the county attorney's office in writing. A letter was prepared by our attorney and forwarded to the county August 5th. The 80% requirement does not apply to GCPOA and this exemption was explained in the legal review letter. See website www.GCPOA.org for copies of all documents related to property sale.

Eyesore Committee- Renamed Property Standards Committee.

Purpose is to have owners maintain property to standards set by our Restrictive Covenants and the County Zoning Ordinance. Overgrown grass ordinance states height no more than 24". Twelve properties were identified for correction action.

Property Maintenance Committee- Formerly The Property Sale Committee- Tasked now with maintenance and improvement of Association's common use areas (currently the "Park" and the boat ramp). Funds are available from donated property sales to erect a 24' X 36' pole shed over the old clubhouse foundation.

Collections- Of the 131 member - 37 members are delinquent for payments of annual assessments. Total due is \$4,609.

Bylaws- Action pending. A draft of new bylaws should be available for member review/comment this coming Spring.

Social and Events Committee- Labor Day in the Park cookout and games was another successful event. There were about 45 people in attendance. The S & E committee is open to new member. Join us in our effort to bring our community together through Special Events.

As of 9/16/2022 the current bank balance is \$4,251.71

Real Estate

Clubhouse Lot – Book 397/Page 61 \$419,800

Boat Ramp – Book 592/Page 61 \$7100

Lot 71 Spindrift Trl -Book 1368/Page 636 \$2500

Lot 709 & 710 Driftwood Dr – Book1411/Page 290 \$2900

GCPOA Property

- Yanmar Tractor
- Woods Finish Mower
- 12 x 12 Canopy
- 10 x 20 Canopy
- 2-6ft Folding Tables
- 2-8ft Folding Tables
- 44 Metal Folding Chairs

2022 PROXY FORM

I do hereby appoint: _____ (Proxy's Name),
who is a current member in good standing of the Glen Cove Property Owners Association, and resides
at _____ (Proxy's Address)
To act as proxy for my/our property and hereby represent my/our vote in the election of the GCPOA
Board of Directors. This proxy is limited to the May 14, 2022 Annual Meeting and may only be
revoked by written statement.

Name: _____

Address: _____

Signature: _____

2022 Property Assessment Invoice

Name : _____ Lot(s): _____ Amount Due: _____

_____ Account is Current

_____ Account Is Past Due

Mail payment to: GCPOA, 302 Driftwood Drive, Elizabeth City, NC 27909