

1. Why won't you allow the community to vote on the sale of our land and the spending of 7 million dollars? I don't see any reason not to let the entire community decide what we want. It is the right thing to do.

Our governing documents, and the size of our community support the initial establishment of the Board's authority to make operational, financial and strategic decisions for the community without a corroborative vote of the membership. This is very much the model of our American government. Our system is a democracy and not a plutocracy. The Board is following the rules, listening to the community, and continuing the work of previous Boards.

2. Why can't we have open meetings? We have available facilities to accommodate the members.

The meetings are open. We do not have the facilities at this time to have the technology needed to conduct a business meeting and the whole community; we have membership meetings for the Annual Budget and the Annual Meeting in June. Board members are available by appointment as well.

3. Do I have any HOA dues due? And when are my dues due? I can't seem to access the payment portal.

Exciting news for homeowners! We're thrilled to announce that our annual POA dues billing is going paperless this year, not only streamlining the process but also saving you money on postage and printing. Starting March 1st, 2024, anticipate receiving your annual dues conveniently via email. Don't forget, payments are due by May 1st, 2024. To ensure a hassle free experience, please verify that the email listed in Appfolio, our trusted payment portal, is up to date. Let's embrace this modern approach together!

4. While the board has focused well on increasing income stream and developing new projects, it has failed to take care of current needs. Why, for example, have marked dead trees behind our house not yet been taken down? Why has the Shoreline walking trail not been repaved completely? Why was a developer allowed to build a house not following setback beside our house at 1225 Pelican so that we had to buy and plant trees to block it from view? We are not golfers or yachters, do not eat out at the Harbour Pointe, but we walk our dog on Shoreline. We have lived here since 2005 but see little improvement for our dues. Please pay attention to maintenance here! Thank you.

Please see the list of all of the projects completed in the past 24 months. The link to the Beacon is: <https://www.fhbeacon.com/asktheboard> - see the last enter on the page.

Please contact the POA office regarding the tree, we will make sure it is on the list for the next tree removal. We had two microburst storms in 2023 and over 200 trees were addressed. We exceeded the budget for tree removal and can look to the future budget to address your issue.

The setback issue has been looked at by the PCC, and it is within the setback requirements from FH and Craven County.

5. Having been involved in networking infrastructure for 20+ years before retirement; there are some questions I hope have been addressed;
 - a. When (not if, worked too long in the industry to think otherwise) existing fiber or water lines are cut, is American Fiber Infrastructure going to make the repairs and do they have an ETR in place? (Estimated Time to Repair, usually means how long or when)
 - b. Who will be monitoring the network for outages? Will Hosted America just wait for phone calls? I had a \$750,000 system and generally knew of outages before the carrier. Again, do they have an ETR in place?

There will be a designated local number to call with issues, our expectation is that the standards will be followed per the contract:

“Trouble Reports involving a Minor Service Problem received by Service Provider will be responded to by the next business day. Service Provider will cure any Minor Service Problem within 48 hours after responding to the Trouble Report.”

“Service Provider must respond to Trouble Reports involving an Outage within 4 hours of receiving a Trouble Report and any Major Service Problem within 8 hours of receiving a Trouble Report, regardless of the day of week or Holiday. Service Provider will cure any Outage within 24 hours after responding to any Trouble Report of an Outage or Major Service Problem.”

In answer to the second question, yes the network is actively monitored with alerts if any issues arise, etc., i.e., we don't just wait for someone to call (although if it's a single issue that is probably what will happen but for an outage or something affecting multiple customers we will be getting alarms/alerts, etc.)

6. I understand the property for the patio homes is zoned residential vacant. So the rest of the green space is zoned differently? What happened in 2023 something regarding this property changed.

The zoning has **never** changed since the purchase of the 385 Acres happened on December 31, 2016.

7. I live in a green area and I know the policy on having a fence if you live in a green area. My situation is kind of a cry for help. I own three dogs, those of which are crate kept but almost everyday when my wife and I get home from work there is dog waste to clean up in their crates as well as them because they tend to step all over it and get it on themselves. Is there any possible way we are able to get a fence to install a doggy door so they can relieve themselves while we are away at work. We would both be pleased to come back home and let them out during lunch but we are both active duty military and that is hard with our demanding and strict schedule, since we live 40 minutes away from MCAS Cherry Point. Coming here alone takes up a bulk of our time not including the time our dogs take to relieve themselves and the time it takes to drive back. If this could possibly be granted to install a fence, we would appreciate it very much. Please let us know your thoughts, thank you.

Please refer to the DORs, perhaps an invisible fence would be an option for you. The community's governing documents state that property lines are to be "free and open."

8. Are we able to take a small inflatable on the ponds on the old golf course. Definitely would never swim in them. Also, can you put a small remote controlled toy boat in them. Just curious - thanks

No inflatables are allowed on the ponds. Fishing is allowed, and the remote controlled boats for family fun. Be aware of the alligators that can frequent any pond.

9. Question 1.- (Regarding the potential 55+ Community Development) One has to wonder where the financial over-sight will come from? Where does the buck actually stop and with who?

Question 2. Who will actually benefit from this expansion, and how exactly? (And please don't tell us just the residents will, because as we all know somewhere along the line quid-pro-quo will come into to play, it nearly always does.

Question 3. Since this is not a privately funded project, and involves everyone .. will the financial records be open to inspection from POA members? Or even an outside source should the need be? And just how detailed will the visual expenditure records be?

Question 4. Will POA dues be effected from this venture? Because fire, rescue and police will need to be expanded as well? Frankly, anyone who has been involved with a project of this size realizes that over-substantial runs are a definite reality.

Question 5. Is there outside financing from a lending institution?

Question 6. You realize property taxes will rise from this, because the City of New Bern will find a way to claim some obscure financial impact.

You are under the assumption the POA is the developer in this scenario, which it is not. Please review the Beacon article with the projects outlined.

10.

- Hosted America "will pay us for residuals for access". Please clarify what "residuals for access" means.
- Who will do the billing for services....POA or another company?
- 3. Will there be a charge for the curb to house cable hook-up and who will do it?
- 4. Are services offered at least identical to Optimum's bundled services...phone, internet, TV?
- 5. Optimum will still provide fiber optic trunking down BCR to the POA network center...correct?
- 6. Has Optimum agreed to continue serving the community after the new supplier is in full operation?
- 7. If a service call is needed where will the service personnel travel from?
- 8. What guarantees has the POA made to the service providers if revenues from FFH fall short.

Residuals for access refers to the money that will be paid to the POA for easement rights. You would enter into a contract directly with the fiber company, and be billed by them. The basic service is bundled- cable, phone and internet for \$119.00/mo. Please refer back to the Beacon article.

11. The DOR for sections 1-7 state that all enumerated lots can only be used for single family residential homes. How can these two lots purchased by the POA be used as a private entrance for the 55+ development? The DORs also state that all residents must enter the community through a common entrance. Are the DORs being amended to accommodate these violations without a vote by the community?

Closer to the start of the project, the lots will be converted to Common Property and will no longer be subject to the restrictions of the community as enumerated lots.

12. Can you prove that there's enough income to maintain a new club house recognizing that the continuing maintenance costs for such a facility will come out of dues even though allegedly the construction costs will not? Are the owners, those who comprise the Property Owners Association, in for a rude awakening a few years down the road when it is obvious that mismanagement has torpedoed the plan?

Please refer to the budget, and come to the budget meeting where you will see the growth year over year for revenues in golf and restaurant.

13. Is this one area the only area we are selling off or will the waterfront come later? Why are we fixing bird land and not the sea wall that's falling in?

The Birdland Marina is the first area to be addressed, and as you can see from the Annual Meeting in June, this project precede the work to be done on the Inner Harbour.

14. Is it possible to alternate board meetings monthly? One month during the day and the next month in the evening?
Are or can board meetings be taped and available for members to view?
Thank you

Because the meetings typically go 6-8 hours, it would not work for the volunteers to conduct business at night. The posted minutes show what happened in the previous meetings.

15. Does the new community center architect's contract specify progress drawing deliverables at specific stages of completion ... typically we should see them at Schematic (~30%), Design Development (~60%), and Contract Documents (draft final to them, 90% to us pre-review) ... and when may we expect to see those?
Thanks!

The Harbour Club update will be released the end of January, please stay tuned.

16. What is being built at the end of Broad Creek? It appears to be a billboard.

It's a billboard advertising Harbour Pointe Golf Club and the Pointe Restaurant. See this Beacon article. <https://www.fhbeacon.com/post/marketing-harbour-pointe-golf-club>