**AGENDA** - CCL Meeting – 6:30 PM Monday, January 4, 2021

Via Zoom

**Present:** Mike Kelly, President; Bob Lougen, VP; Jim Skarbek, Treasurer; Amanda Robinson, Secretary; Directors: Patricia Zuraw, Connie Agresti, John Mannarino, Larry Kurtz, Gina Amick, Katie Ripberger, Nancy Purkey, Cheryl Garvey, Kathy Donahoe, Amber Torgenson. Bill Garvey; Members: Ron Swan, Jan Periello, Mike Duffy,

**Not Present:** Jen Alex

1. Call to order/ Roll Call / Quorum Determined
2. Approval of prior meeting notes – Motion made by Nancy to accept minutes, seconded by Cheryl, motion carried without objections.

* Newsletter articles must be to Marian Kitchen by COB, Friday, 8 January.

1. Old or Unfinished Business (Amanda Robinson)
   1. Short-Term Rentals
      * Formal vote to approve the STR committee requested.
      * Intent of committee is to help the CCL to help address the CCL issues.
      * Ron Swan was appointed/volunteered to lead the committee with Mike, Connie and Bob providing input as needed.
      * Ron shared that he was initially asked to identify STRs in Croatan and speak against some up and coming STRs. Committee has done all of those items. He states he believes the mission is to fight against new STRs and identify/call out to City for illegal STRs.
      * Jan states the largest mission is to identify legal and illegal STRs in Croatan.
      * Mike states the strategies in dealing with STRs. Tactically and Strategically. Tactically: identifying and reporting illegal ones and reporting STR problems and argue against new CUPs (when appropriate). Strategically: address how to ensure STR regulations will work best for our neighborhood and make suggestions to amendments. Historically we think regulations are not well written and enforcement is lacking. Certain homes during “the season” have been problematic.
      * Ron and Nancy both spoke about problems they have experienced with STRs. Ron made a persuasive argument to have committee mission against all STRs.
      * Residential rights have to do with zoning. In residential neighborhoods “renting rights” did not exist until July 2018 when a conditional use permit was developed and the City began trying to regulate the business. (Jim and Connie and Jan spoke to this topic).
      * Mike spoke with Kevin Hershberger in Zoning. His office is responsible for enforcement. Once STR problem is identified the complaint is investigated, the owner is sent a letter, and they have time to take care of the fine. The enforcement team is small, and now they have additional COVID restrictions (and they lost staff due to shooting over a year ago).
      * Connie is reviewing the Proposed STR regulation changes power point presentation.
      * Mike reviewed what happened with Sandbridge STRs. No grandfathering, limiting people, parking, neighborhood fought against STRs very hard. State representatives (DeSteph and Knight) inserted in State law that Sandbridge may have STRs.
      * Connie makes a motion to legitimize the STR Committee. Nancy seconds it.
        + John M. defines a committee as a fact-finding group of people with the purpose to make recommendations, but not act. The Board should vote on the committee recommendations and then act.
        + Mike takes responsibility for committee being informally formed quickly between BOD meetings, but with vigorous discussion via email with all BOD members.
        + Mike amends motion about formalizing STR committee to advise BOD and inform CCL and community members about STR challenges and issues as they arise and take action that BOD approves.
      * Bob L wants to add information about STRs (meetings and new regulations) to the page on the CCL website, and add communication to neighbors.
      * Reminder that in 2018 Claire Yoder authored a document that was submitted to Council on behalf of CCL against STR grandfathering and that STRs be reasonably restricted with several detailed stipulations.
      * Jim suggests that until new regulations are adopted the CCL objects to any new STRs.

* Vote for Committee: Opposed: None. Committee is formalized.
  + - John Mannarino is going to draft a mission and protocol for operations
* Mike would like BOD to consider how our insurance covers the executives (defined as directors). Does a chairperson have to be a board director? Amber stated that anyone can be on committee (if in good standing with board), and that Mike K is de facto committee chair, and that is how the by-laws are written.
  + - Mike asks that all BOD look at the slide presentation about STRs and submit comments to him.
  1. Croatan Bridge Repairs - Mike stated that meeting with architect to design new bridge. Demolition of current bridge has not been scheduled yet.

1. New Business: None
2. Security/CAC/VBOCC (Connie Agresti)
   1. Connie will put suicide prevention information in the newsletter, but took out reference to our neighbor that recently took her life. All members agree
   2. Inauguration day- John states that if there isn’t any information locally, it can be taken out
   3. Alleged shooting information- incident report is scant. “No related properties” listed in Croatan. License plates redacted from report, and 3 suspects in car were arrested. It is possible the information is in the detective’s file, but it is “inactive pending”. No slugs recovered- no crime committed, and “no witnesses” (but there is debate about this).

1. Treasurer’s Report (Jim Skarbeck)
2. Screensharing of Budget for 2020, and proposal for 2021.
3. Positive in security by $855 this year. Increase may be due to protests and riots at the oceanfront this year.
4. 20 fewer memberships in 2020. This year we are carrying a large balance ($6700) due to cancelled events. Jim suggests not changing membership fee but decreasing the cost of spring fling to members. (IF COVID precautions aren’t an issue.)
5. Motion to keep dues the same and people that joined October 1, that dues will take them through 2021 made by Amber, seconded by Bob. Unanimous
6. Motion made by John M to make community event either free or reduced in spring or summer with excess fees. Discussed and passed.
7. Motion to accept budget proposal. Discussed and passed.
8. Membership – Lougen and Kelly to develop neighborhood letter in January
9. Welcome Wagon (Cheryl Garvey) - 2 new neighbors that have already joined CCL
10. Website Update (Bob Lougen)
11. Deactivating the memberships, to allow for renewals on website
12. Will do an email push for membership
13. Landscaping (Cheryl Garvey) - Keeping up with yardwork. CCL was overcharged and is now going to pay with credit they owe CCL this month, and possibly next.
14. Beach Nourishment/Restoration (John Mannarino)
15. Solicitation has not been put out. Maybe end of January, beginning of February. We won’t know project status until bids come back
16. Survey boats offshore are out. Dune sands are diminishing slightly due to high winds.
17. Social and Children’s Programs (Amanda Robinson / Katie Ripberger)
    1. Jen Alex - Zoom art night Feb-April
    2. March/St Patty’s Day - Scavenger hunt
18. Logo Wear (Katie Ripberger) – No Report
19. Spring Fling (Mike Kelly and Patricia Zuraw) – Discussed possibility of June or July date.

Motion to adjourn at 8:28, by Amber, seconded by Connie

Next meeting is at 6:30 PM using Zoom on Monday, February 1, 2021