

Cedar Landing
2 – Creek
Estates
Road
Maintenance
Organization

- Quarterly Membership Meeting
- April 13, 2019
- Chapel By The Bay Fellowship Hall
- 12:00 noon – 1:00 pm

Owner Briefing

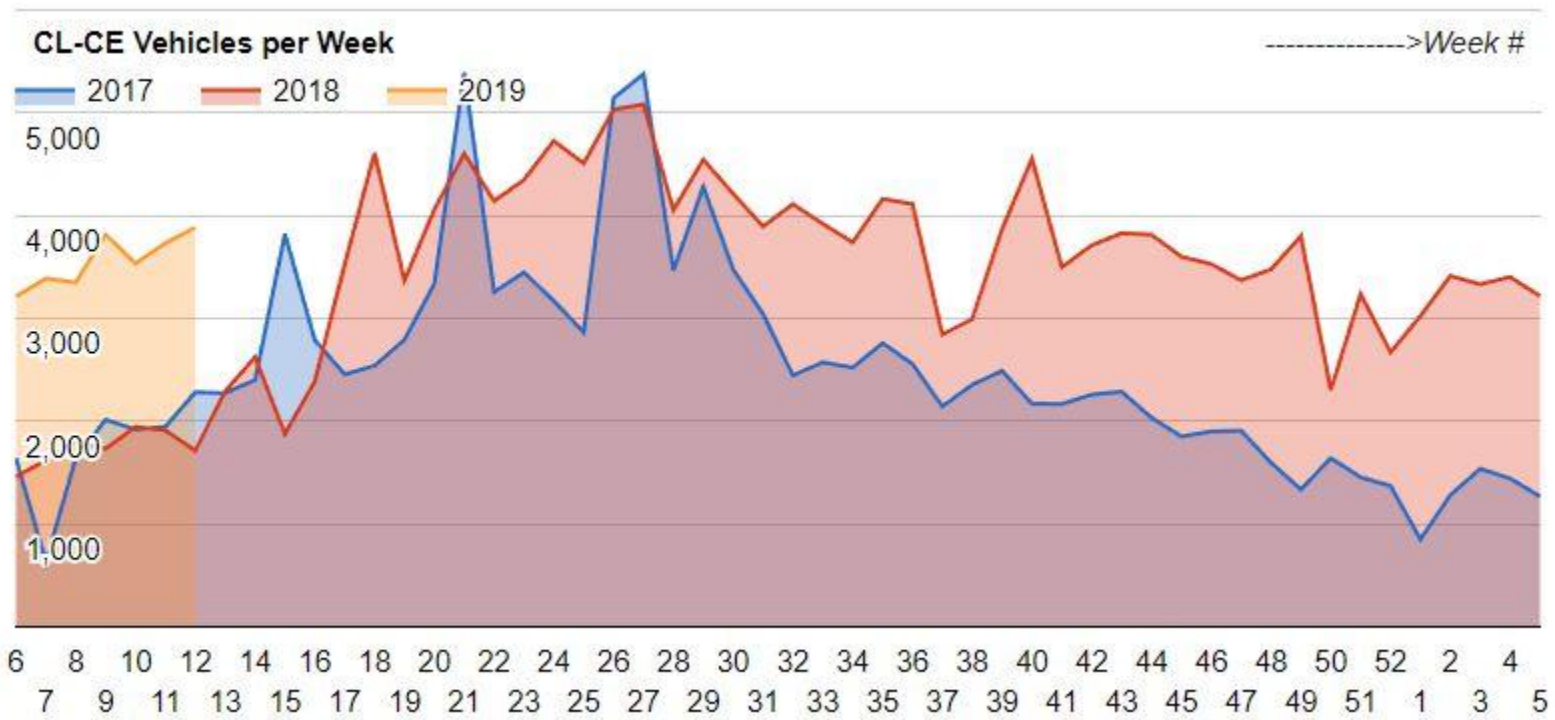
- Introductions
- Briefing
 - Financial Report
 - Road Use and Maintenance
 - Cedar Avenue Issues
 - Narrowing at Washout Site
 - Community Activities
 - Grill – April 27, 2019
- Owner Questions
- Adjourn

Financial Report

2019 – First Quarter	
Income	
• Fees Collected To Date	\$19,400
• Percent of Owners Paid	62.8% paid
Expenses	
• Spring Road Maintenance (crushed concrete, equipment, and labor)	\$10,000
• Spring Ditch Clearing	\$2,000
• Liability Insurance	\$1,200
Total	\$13,688

Road Use and Maintenance Activity

- Traffic continues to increase on Cedar Avenue
 - Vehicle Trips:
 - 127,000 in 2017
 - 180,000 in 2018
 - If current rate continues, over 200,000 in 2019
- Factors
 - Continued building and development
 - Bridge open, but drivers are avoiding the traffic lights on #210/50
- Maintenance activity impacted
 - 2 contractors exceptionally busy after Hurricane Florence
 - Bisping Land Improvements promises to work on our roads week of April 22



Cedar Avenue Issues: Lane Narrowing

- Washout site on Cedar Avenue remains unstable
- Tons of crushed concrete have been added as a temporary measure
- Road needs to be excavated and drainage pipes replaced
 - Cost is ~\$25,000 – or an entire year's revenue
 - Included in FEMA/SBA assistance request
- In the interests of safety, Cedar will be narrowed to one lane at the washout site until repairs can be made
- Repairs will involve occasional brief road closure
- Expect some disruption/unhappiness, but essential for safety and liability protection

FEMA/SBA Assistance Application

- Organizations requesting disaster assistance are referred to the Small Business Administration
- Our application is pending
- Preliminary approval for ~ \$25,000 loan with annual repayment of ~\$1,500
 - About the same as accounting or insurance costs
- If we accept:
 - Plus – funds to repair Hurricane Florence damage
 - Minus – commits property owners for many years into the future
- Decision will be needed – July 2019

Community Grill

- Second Community Grill
 - Saturday, April 27, 2019
 - 12:00 noon – 2:00 pm
 - 507 Bishop Drive – same as first grill
 - Bring:
 - Something to grill
 - Something to drink
 - A dish to share
 - A chair
- Thank You! – To Greg Fogle, who chairs the Activities Committee and organized the event

Website

- CL-CERMO.com
- Serves as community newsletter
- Shows 'member status'
- Displays non-paying owners
- Vehicle count updated weekly
- 55,437 visitors in last 12 months
- 46,141 page views in last 12 months

2019 Board Priorities

- Grade roads 2-3 times
- Continue application to FEMA/SBA for assistance with Hurricane Florence damage
- Continue research on Cedar Avenue maintenance options
- Decrease the cost of owner communications by increasing the number of owners with email address – or neighbors who will keep them informed
- Increase the number of owners staying current with road fees
- Increase the number of owners who remove burned debris to clear culverts and ditches
- Increase community involvement
 - Neighborhood Watch group
 - Community Grills

Questions?
Comments?
Did we miss
anything?