

MINUTES  
COLINGTON HARBOUR BOARD OF DIRECTORS MEETING  
JULY 20, 2021  
7:00 PM

**Call To Order:** Meeting was called to order at 7:03p– Neil Schaming

**Present:**

Stephen Ornstein, President

John Collins, 1<sup>st</sup> Vice President, Treasurer

Daniel Hoggard, 2<sup>nd</sup> Vice President

Neil Schaming, Chairman

Leah Holmes, Secretary

Bill Meyer, Member At Large

**Absent:**

David Creecy, Member at Large

**Others Present:**

Donna Price, Community Manager

**Approval of Agenda** – Agenda approved as amended –Stephen Ornstein 1<sup>st</sup>, Neil Schaming 2<sup>nd</sup> – All in favor

**Approval of Minutes** – June 8, 2021 – Approved – Neil Schaming, Stephen Ornstein 2<sup>nd</sup> – All in favor

**Homeowners Forum**

Denise Collins, 904 Harbour View Dr – Shared concerns regarding golf carts

Ron Lewis, 107 Brigand Ct – Shared various issues with homes on Brigand Ct

Shane Moore, 418 Sandpiper Dr – Requested fine be waived.

Howie Groves, 908 Colington Dr – Observing

Dan Storey, 108 Quork Ct – Commented on having the meetings publicized more.

Rose Clark, 719 Harbour View Dr – Shared concerns regarding 803 Harbour View Rd

David Morgan, 1312 Harbour View Dr – Observing

**Officers Reports**

*Stephen Ornstein, President:* No Report

*John Collins, 1<sup>st</sup> Vice President:* No Report

*Daniel Hoggard, 2<sup>nd</sup> Vice President:* No Report

*Neil Schaming, Chairman:* Discussed resigning from the Board because he is moving to Pittsburgh

*John Collins, Treasurer:* Gave the treasurers report and followed up on the Colington Lake issues saying that there does not appear to be a sinkhole

*Leah Holmes, Secretary:* Stated that Facebook posts have been going well

*Bill Meyer, Member at Large:* Commented on the new ladders that have been installed on the harbour's dock

**New Business**

Kitty Hawk Bay Drive and Rhodoms – A motion was made to proceed with Pipework's flooding mitigation work on Rhodums and to proceed with work on Kitty Hawk Bay Dr after the budget is reviewed. Leah Holmes, Daniel Hoggard 2<sup>nd</sup> – All in favor

**Adjournment:** 8:12P – Daniel Hoggard 1<sup>st</sup>, Leah Holmes 2<sup>nd</sup> – All in favor

**Executive Session** – The Board went into Executive Session at 8:20P

12:07 PM  
08/09/21  
Cash Basis

The Colington Harbour Association Inc.  
**Balance Sheet**  
As of August 9, 2021

	Aug 9, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100 · Operating Cash - First National	150,383.53
102 · Southern Operating	301,359.31
104 · Infinex - CHA Reserves	472,860.00
114 · Infinex - CHYRC Reserve Ded	97,945.89
115 · Petty Cash	153.46
116 · Operating 2 CC - First National	19,303.74
Total Checking/Savings	1,042,005.93
Accounts Receivable	
140 · Accounts Receivable-Assessments	-1,592.70
Total Accounts Receivable	-1,592.70
Other Current Assets	
12100 · Inventory Asset	115.76
155 · Prepaid Income Taxes	406.00
Total Other Current Assets	521.76
Total Current Assets	1,040,934.99
Fixed Assets	
160 · Land	219,165.96
161 · Land Improvements	167,692.71
162 · Buildings	192,847.80
165 · Swimming Pool	100,000.00
167 · Tennis Court	9,951.76
169 · Playground Equipment	23,365.26
171 · Office Equipment	34,573.78
173 · Maintenance Equipment	116,883.47
174 · Vehicles	26,367.79
175 · Security Equipment	13,324.68
179 · Accumulated Depreciation	-645,233.99
Total Fixed Assets	258,939.22
<b>TOTAL ASSETS</b>	<b>1,299,874.21</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
255 · Income Tax Payable	22.00
Total Other Current Liabilities	22.00
Total Current Liabilities	22.00
Total Liabilities	22.00
Equity	
320 · Retained Earnings	-74,853.53
340 · Operating Fund	460,586.27
350 · Reserve Fund	522,295.61
Net Income	391,823.86
Total Equity	1,299,852.21
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,299,874.21</b>

12:04 PM

08/09/21

Cash Basis

**The Colington Harbour Association Inc.**  
**Profit & Loss Budget vs. Actual**  
**May 1 through August 9, 2021**

	May 1 - Aug 9, 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
400 · Assessments Outstanding	0.00	15,000.00	-15,000.00	0.0%
401 · Association Assessments	681,799.90	714,650.00	-32,850.10	95.4%
402 · Short period assessment refund	0.00	0.00	0.00	0.0%
424 · Interest on Past Due Assessment	2,560.79	5,000.00	-2,439.21	51.2%
425 · Late Fee Income	4,838.48	8,700.00	-3,861.52	55.6%
426 · Attorney Fee	4,062.93	12,000.00	-7,937.07	33.9%
427 · Convenience Fee - Credit Card	400.00	500.00	-100.00	80.0%
428 · NSF Fee Income	0.00	0.00	0.00	0.0%
429 · Collection Fee	0.00	0.00	0.00	0.0%
430 · CHY&R Annual Billing	0.00	0.00	0.00	0.0%
435 · CHY&R Additional Billing	2,128.17	1,200.00	928.17	177.3%
440 · Newsletter Ad	0.00	25.00	-25.00	0.0%
442 · Transfer Fee	7,250.00	7,275.00	-25.00	99.7%
450 · Boat Slip	0.00	15,000.00	-15,000.00	0.0%
453 · Launch Fees	1,000.00	996.77	3.23	100.3%
455 · Park Reservations	350.00	50.00	300.00	700.0%
458 · Maintenance Yard Fees	0.00	100.00	-100.00	0.0%
460 · Debris Removal/Grass Cutting	470.41	2,500.00	-2,029.59	18.8%
461 · Bar Code Fees	160.00	100.00	60.00	160.0%
462 · Building Permit Fees	200.00	500.00	-300.00	40.0%
465 · Miscellaneous Income	0.00	200.00	-200.00	0.0%
470 · Fundraising Income	0.00	0.00	0.00	0.0%
471 · Fines	704.69	1,000.00	-295.31	70.5%
480 · Imagery Sales	0.00	0.00	0.00	0.0%
490 · Interest Income - Operating	0.00	0.00	0.00	0.0%
495 · Interest Income - Reserves	0.00	150.00	-150.00	0.0%
496 · Transfer From Reserve	0.00	6,000.00	-6,000.00	0.0%
513 · Returned Check Charges	0.00	100.00	-100.00	0.0%
<b>Total Income</b>	<b>705,925.37</b>	<b>791,046.77</b>	<b>-85,121.40</b>	<b>89.2%</b>
<b>Cost of Goods Sold</b>				
500 · Cost of Imagery Sales	0.00	0.00	0.00	0.0%
50000 · Cost of Goods Sold	0.00	0.00	0.00	0.0%
<b>Total COGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Gross Profit</b>	<b>705,925.37</b>	<b>791,046.77</b>	<b>-85,121.40</b>	<b>89.2%</b>
<b>Expense</b>				
605 · Management Fees	0.00	0.00	0.00	0.0%
608 · Admin Expenses	1,812.33	7,500.00	-5,687.67	24.2%
609 · Office Salaries	29,519.46	114,000.00	-84,480.54	25.9%
615 · Insurance Expense	28,036.86	43,000.00	-14,963.14	65.2%
620 · Telephone	299.94	1,100.00	-800.06	27.3%
625 · Utilities	1,181.07	4,500.00	-3,318.93	26.2%
627 · Bank Charges	45.96	50.00	-4.04	91.9%
629 · Bad Debt	100.00	2,630.00	-2,530.00	3.8%
630 · Office Supplies	973.48	4,320.00	-3,346.52	22.5%
632 · Postage and Delivery	725.19	5,000.00	-4,274.81	14.5%
634 · Printing	446.28	6,084.00	-5,637.72	7.3%
637 · Dues and Subscriptions	127.03	250.00	-122.97	50.8%
642 · Small Tools and Equipment	522.76	2,000.00	-1,477.24	26.1%
644 · Equipment Rental	0.00	1,000.00	-1,000.00	0.0%
650 · Covenants Enforcement	30.05	100.00	-69.95	30.1%
655 · Tech Committee	0.00	0.00	0.00	0.0%
66900 · Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
672 · Legal & Professional Fees	4,070.84	20,000.00	-15,929.16	20.4%
676 · Audit/CPA Fees	0.00	0.00	0.00	0.0%
680 · Travel	121.85	1,000.00	-878.15	12.2%
685 · Imagery Expenses	0.00	0.00	0.00	0.0%
690 · Property Tax	90.73	100.00	-9.27	90.7%
692 · Federal Income Tax	0.00	500.00	-500.00	0.0%
694 · NC Income Tax	0.00	500.00	-500.00	0.0%
695 · Penalties & Interest	0.00	0.00	0.00	0.0%
696 · Payroll Tax Expense	6,826.38	24,000.00	-17,173.62	28.4%



12:04 PM

08/09/21

Cash Basis

**The Colington Harbour Association Inc.**  
**Profit & Loss Budget vs. Actual**  
**May 1 through August 9, 2021**

	May 1 - Aug 9, 21	Budget	\$ Over Budget	% of Budget
697 · Payroll Processing	647.40	2,500.00	-1,852.60	25.9%
69800 · Uncategorized Expenses	0.00	0.00	0.00	0.0%
69810 · Bank Service Charges	24.00	100.00	-76.00	24.0%
705 · Maintenance Salaries	19,048.02	75,620.00	-56,571.98	25.2%
710 · Contract Labor	0.00	1,500.00	-1,500.00	0.0%
715 · Maintenance Phone	264.81	1,195.00	-930.19	22.2%
716 · Maintenance Utilities	557.87	2,453.00	-1,895.13	22.7%
720 · Common Property Maintenance	5,105.87	7,500.00	-2,394.13	68.1%
722 · Building Maintenance	0.00	150.00	-150.00	0.0%
724 · Street Signs	539.35	500.00	39.35	107.9%
730 · Maintenance Supplies	2,427.69	7,500.00	-5,072.31	32.4%
732 · Miscellaneous Expense	0.00	0.00	0.00	0.0%
740 · Maintenance Yard Tipping Fee	0.00	1,000.00	-1,000.00	0.0%
752 · Maint Equipment Rental	0.00	0.00	0.00	0.0%
754 · Equipment Repair	635.13	1,000.00	-364.87	63.5%
756 · Automobile Maintenance	681.46	2,050.00	-1,368.54	33.2%
758 · Gas	1,150.08	3,079.00	-1,928.92	37.4%
760 · Security Wages	34,802.98	126,652.00	-91,849.02	27.5%
761 · Contract Security	1,800.00	4,500.00	-2,700.00	40.0%
763 · Security Supplies	376.05	2,000.00	-1,623.95	18.8%
765 · Security Phone	119.97	600.00	-480.03	20.0%
766 · Security Utilities	1,204.38	3,048.00	-1,843.62	39.5%
767 · Security Passes	2,573.29	6,595.00	-4,021.71	39.0%
768 · Security Vehicle	0.00	0.00	0.00	0.0%
770 · Johns Brothers Monitoring	383.68	1,500.00	-1,116.32	25.6%
780 · Street Paving	118,090.00	160,000.00	-41,910.00	73.8%
781 · Bus Stop Construction	0.00	0.00	0.00	0.0%
782 · Dredging	2,514.45	16,000.00	-13,485.55	15.7%
783 · Tree Service	4,920.00	13,500.00	-8,580.00	36.4%
784 · Drainage Control	16,234.82	24,374.00	-8,139.18	66.6%
785 · Discretionary	0.00	8,000.00	-8,000.00	0.0%
786 · Contingency	0.00	0.00	0.00	0.0%
787 · Depreciation Expense	0.00	0.00	0.00	0.0%
800 · Reserve Funding	0.00	75,000.00	-75,000.00	0.0%
810 · Reserve Funding - CHY&RC	0.00	12,000.00	-12,000.00	0.0%
895 · Reserve Disb	25,070.00	6,000.00	19,070.00	417.8%
<b>Total Expense</b>	<b>314,101.51</b>	<b>803,550.00</b>	<b>-489,448.49</b>	<b>39.1%</b>
<b>Net Income</b>	<b>391,823.86</b>	<b>-12,503.23</b>	<b>404,327.09</b>	<b>-3,133.8%</b>