



THE POINT
OWNERS ASSOCIATION, INC.



2025 Annual POA Meeting

February 18, 2025

PRESENTED BY:
YOUR POA BOARD OF DIRECTORS

www.thepointatlkn.com

Agenda

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POA Leadership

POA BOARD MEMBERS

Ken Foster President

Terry Ravas, Vice President

Paul Dascoli, Treasurer

Donette Dewar-Black, Secretary

Rod Baldwin, Member at Large

Joe Petrozza, Member At Large

Stephen Taylor, Member At Large

HAWTHORNE MANAGEMENT

Kristi Alexander, Community
Manager

Ashleigh Jones, Administrative
Assistant



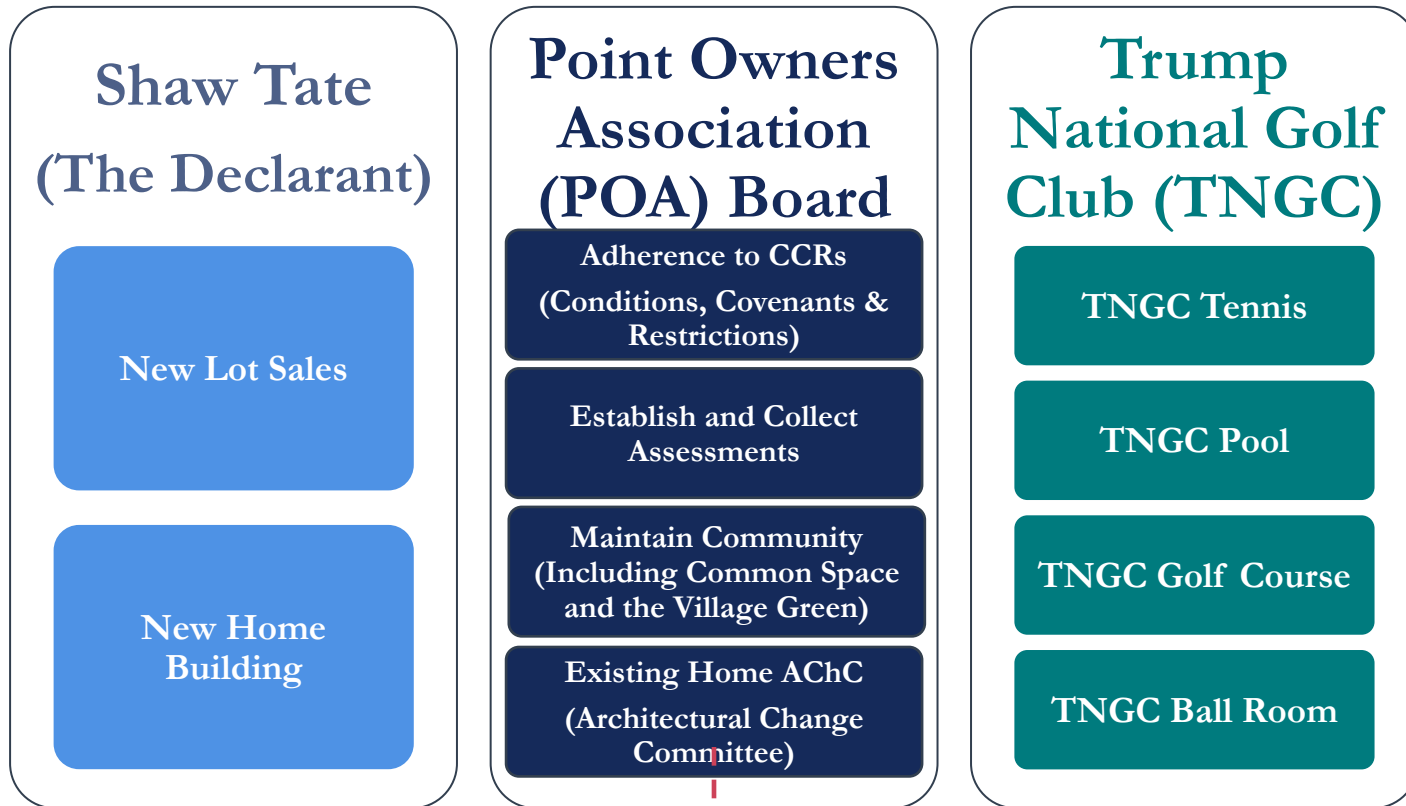
Rules of Engagement

- Follow agenda to complete meeting in one hour or less
- Please hold all questions until the end
- Please wait to be recognized before speaking
- All questions and comments will be held to a 2 minute time limit
 - Please be constructive and respectful



President's Report

Three Parts of our Community

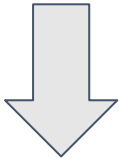


867 Lots → 13 Remain Undeveloped

The CCR's (Covenants, Conditions & Restrictions)

The Board of Directors is required by NC law to apply the CCRs as they are written, and ensure the CCRs are administered in a fair and equitable basis.

Community Website



thepointatlkn.com

THE POINT OWNERS ASSOCIATION, INC.

ABOUT ▾ LAKE LIVING DOCUMENTS ARCHITECTURAL CHANGES NEWS ▾

POA Documents

There are several types of important documents that describe various aspects of how our neighborhood operates. Click on each of the tabs to access our Articles of Incorporation, Bylaws, Declaration of Covenants, Conditions & Restrictions (and related amendments), Rules and Regulations and Architectural Change forms and guidelines.

- ARCHITECTURAL REQUEST FORM
- ARTICLES & BYLAWS
- ANNUAL MEETINGS
- COVENANTS, CONDITIONS & RESTRICTIONS**
- RULES & REGULATIONS
- SIGNAGE POLICY

Dashboard Home Pay Assessments Account Info Community Info

Contact Us Frequently Asked Questions Board Overview

Calendar
Documents
 Photos
 Directory

Document Library

Documents are organized by folder. Select a folder from the list on the left. Documents in that folder will view a document, click on the document name.

Documents

- Board Financials
- Forms
- Governing Documents**
- Minutes
- Newsletter
- Other Information

Filter by: Refresh

Name	Date	Size
Architectural and Landscape Guidelines.pdf	10/14/2022	12 MB
Architectural Guidelines - Irrigation Wells.pdf	11/15/2023	134 KB
Architectural Guidelines -Artificial Grass (Turf).pdf	11/15/2023	146 KB
Point Articles of Incorporation.pdf	10/14/2022	127 KB
Point Bylaws.pdf	10/14/2022	2 MB
Point Declaration ONLY.pdf	10/14/2022	4 MB
Point Part I Supplements and Amendments to Declaration.pdf	10/14/2022	19 MB
Point Part II Supplements and Amendments to Declaration.pdf	10/14/2022	8 MB
The Point - Consolidated and marked up Reference of the Declaration of Covenants.pdf	10/14/2022	13 MB

Amendment – Adding Sconset Village as a Sub-association

Amendment – Purchase of Point Lake & Golf Club, Inc. by TNGC-Charlotte, LLC

Amendment – Full integration of Sconset Village



Hawthorne Management Website

POA Sponsored Committees

COMMITTEE

CHAIRMAN/ COMMITTEE LEAD(S)

Architectural

Ken Foster

Communications

Terry Ravas, Lori Smith-Patrick, Shauna Yardley

Club Covenants

Rod Baldwin

Finance

Paul Dascoli

Infrastructure

Tom Uhl

Landscape

Nancy Bigelow

Berm Refresh

Joe Petrozza

Nominating

Rod Baldwin

Safety

Rod Baldwin

Sip & Shop

Linda Bundens

Community Pier

Open - Will you please volunteer?

POA Volunteers

Our 70+ volunteers make The Point the exceptional community it is today. We are grateful for your time and dedication throughout the year and offer a heartfelt THANK YOU for all that You do!



Board Member Election

Nominating Committee

- Appointed by the Board annually
- Operates independently and is responsible for identifying and screening potential Board candidates
- The Board provides input if there are specific skills needed

Nominating Committee Members	2024	2025
Rod Baldwin (chair)		X
Regina Watts	X	X
Charlie Farrar (outgoing chair)	X	
Linda Bundens		X
Bob Lorch	X	X

Election of Board Candidates

Election Parameters

- Per our Bylaws, three-year Board terms are “staggered” to allow for continuity as well as change
- Two Board seats are up for election in 2025

Pre-Annual Meeting Process

- Solicit Candidates
 - » The Stroll– announcement of election in November issue
 - » POA Newsletters
- Candidates interviewed; slate finalized
- Candidate biographies and proxy mailed in Annual Meeting notice; information also provided via POA Newsletter
- Members return proxy via E-mail (preferred) or US Mail to Hawthorne Management

Election of Board Candidates

Annual Meeting Process

- Slate of candidates presented
- Call for new nominations
- Motion to close nominations & collect ballots
- Votes are counted and new board members announced via email

2025 Board Candidates



Patti Alvarez



Denise Gregg


2025 Board Candidates



Terry Ravas



Darrell Struck



Treasurer's Report

Financial Results December 31, 2024

	Actual	Budget	Variance
Gross Income	\$2,643,925	\$2,554,892	\$89,033
Operating Expense	<u>\$2,558,851</u>	<u>\$2,543,139</u>	<u>\$15,712</u>
Net Operating Results	\$85,074	\$11,753	\$73,321
Contribution to Reserves	\$353,234	\$243,050	\$110,184
POA Positive Operating Variance Contributed to Reserves	\$0	\$0	\$0
Net Income/Loss	\$85,074	\$11,753	\$73,321

Gross Income Positive Variances:

Zero Budget Items:

- o Interest \$21,106
- o Late Fees \$8,934
- o Sip 'n Shop \$14,355
- o Pier Utility Reimbursement \$13,578

Note: Sconset 2023 surplus of \$2,837 moved to reserves in January 2024.



Operating Expense Material Variances

Category:	Variance	Comments
Tree Removal/Replace (net)	(\$11,680)	Continued Aging and Storm Damage
Painting	(\$16,025)	Reallocation of funds for fence painting
Pier Utility Expense	(\$11,803)	Recover in 2025
Insurance Expense Claim	(\$4,600)	To be reimbursed
TOTAL	(\$44,108)	
Pine Needles	\$15,340	Better rates on purchase
Landscape - Projects	\$4,515	
Decorations	\$5,107	Used to offset tree replacement/removal
Infrastructure Projects	\$7,272	
Stone walls, pillars, benches	\$4,000	
Bridges on trails	\$3,377	Lower identification of needs
Electricity - street lights	\$92,910	Reimbursement - Duke Energy
Sip-N-Shop	\$4,285	Net of expenses
Legal Costs	\$11,481	
Total	\$148,287	



2024 Reserves Accounts

	General	Irrigation	Infrastructure	Private Drives	Sconset	Landscape Reserve
Beginning Balance	\$96,248	\$21,000	\$233,131	\$206,427	\$237,641	\$63,863
Funded	\$0	\$6,000	\$15,000	\$27,550	\$12,269	\$185,000
Uses	(\$13,887)		(\$94,174)	\$0	(\$3,860)	(\$186,819)
Additional Contribution	\$86,309					
Transfer to infrastructure	(\$80,000)		\$80,000			
Interest Allocation	\$12,712			\$2,716	\$5,678	
Ending	\$101,382	\$27,000	\$233,957	\$236,693	\$251,728	\$62,044



2025 Budget

Operating Income	\$2,418,845	3.9% assessment increase.
Operating Expense	\$2,418,845	Inclusive of reserve funding.
Planned Reserve Contribution	\$278,517	Third year berm project; build infrastructure reserve

Pass-Through Assessments	(\$567,226)	Obligated to Offset Third Party Costs (Septic, Sconset, Pier Association, Property Tax and Boat Slip Lease)
Specified Reserve Assessments	(\$29,500)	Private Drives
Income from Other Sources	(\$69,713)	TNGC Cost Contribution, ATC Cable Rent and Storage Lot Rent

General Assessment \$1,747,006 Allocated among 867 Lots = \$2,015 General Assessment \$75 Increase from 2024

2025 Assessment

Material Cost Drivers	Amount of Increase	
Landscaping costs (general maint., pine needles, tree removal/replacement)	\$29.6K	} ~\$156K Overall Op Ex Increase (excl. Reserves)
Infrastructure costs (sidewalks, general upkeep, bridges on trails, fence repairs)	\$6.1K	
Administrative expenses (Management company fee, zero budgeted sip & shop income, legal expense)	\$4.4K	
Building & Grounds (<i>no electric reimbursement in 2025</i>)	\$116.0K	
Increase in planned infrastructure reserve funding (based upon account balance and projected needs)	\$28,317	} Total Reserve Funding \$278,517
Slight increase in landscaping reserve funding - final year of berm project	\$10,000	

Increase is offset, in part, by other cost cuts across numerous expense and reserve accounts

2025 Projected Reserve Account Activity

	General	Irrigation	Infrastructure	Landscape	Private Drives	Sconset
Beginning Balance	\$101,382	\$27,000	\$233,957	\$62,043	\$236,693	\$251,728
Transfers	\$0	\$0	\$0	\$0	\$0	\$0
Planned Contribution	\$0	\$6,000	\$43,317	\$195,000	\$29,500	\$9,500
Planned Uses	<u>\$0</u>	<u>\$0</u>	<u>(\$150,000)*</u>	<u>(\$257,043)*</u>	<u>\$0</u>	<u>\$0</u>
Projected End Balances	\$101,382	\$33,000	\$127,274	\$0	\$293,193	\$251,728



*Planned Uses in 2025:

- Sidewalk Replacements/Drains
- Woods Hole Court repaving
- Trails
- \$249K for berm refresh project

Committee Reports



Volunteers in Action!

Landscape and Infrastructure Committees Fun Facts

- 100+ acres of Common Open Space (COS) and SFE fields
- 5 miles of roadside landscape along Brawley School Road
- 17+ miles of sidewalks
- 2.2 miles of walking trails
- 7 playground areas
- 10+ miles of irrigation lines
- 5,000+ irrigation heads
- 1,000+ landscape lights
- 1,500+ trees along Brawley School Road
- 20,000 flowers planted annually
- 18,500 man hours are used to maintain the COS annually

Landscape Committee

2024 Accomplishments

- Weekly maintenance keeping our community looking beautiful!
- Successfully transitioned to new landscape maintenance vendor: Cortes Landscape Service
- Replaced 16 maple trees on Brawley School Rd
- Replaced the Village Green “Christmas Tree”
- Brought on a new flower designer
- Renovated the landscape at New Haven Circle
- Published educational articles in The Stroll

2025 Priorities

- New flower program for spring
- Revitalize landscaping on Mansfield Loop green
- Continued repair of property damage to plants, grass, trails and landscape lighting



Infrastructure Committee

2024 Accomplishments

- Upgraded/enhanced trails – Phase IA
- Repaired and painted north and south Brawley School Rd white wood fences
- Leveled and replaced numerous sidewalks
- Repaired damage to Sconset Villages gates and fences caused by vehicles
- General maintenance required to maintain a quality infrastructure

2025 Projects/Improvements

- Upgrade/enhance trails – Phase IB
- Village Green and Mansfield Loop
Green path restoration
- Circle Building painting
- Level and replace additional sidewalks
- Point entrance sign clean and refinish
- Sconset Village boardwalk resealing
- Woods Hole Court turnover to NCDOT



Landscape & Infrastructure Challenges

E-Bikes, Dirt Bikes and Vandalism

- E-bikes and dirt bikes are causing significant and costly damage
 - Worn down paths in grass areas at entrance to The Point
 - Broken lights
 - Ruts on trails
 - Ramps and holes created on trails and open spaces
- Vandalism is a disturbing ongoing concern with some significant recent acts
 - Three broken street light poles
 - Broken arbor on Circle House
- These diminish the beauty of the community and cost all homeowners money in increased assessments

Please help us stop these destructive activities!

Final Year of 3 Year BSR Berm Refresh Project

Divided BSR into 10 sections, each about 0.3 - 0.4 miles

- #1: Chuckwood – Bay Harbor / Great Point**
- #2: Bay Harbor – 1728 Private Drive roadway**
- #3: 1728 PD - Quaker**
- #4: Quaker - Center Circle Round-about**
- #5: Center Circle - 2006 Private Drive roadway**
- #6: 2006 PD – Yacht Road**
- #7: Yacht Road – New Haven**
- #8: New Haven – Broadsound**
- # 9: Broadsound – Greyfriars**
- #10: Greyfriars - Hopkinton**



BSR Berm Project 3 Year Timeline

Year 1: 2023

- Trees removed berms 3,4,5,6.
- Landscape contractor signed and plants ordered.
- Planting on berms 3,4,5 to start Jan 2024
- Cost of \$194,000 on budget of \$195,000

Year 2: 2024

- Tree removals 7,8 and 9
- Planted section 6
- Budget of \$195,000. On budget.

Year 3: 2025

- Winter planting of 7,8 and 9;
- Spring Tree removal and Fall planting of 1, 2, and ,10
- Budget of \$195,000.

Full Project Expected to be on Budget

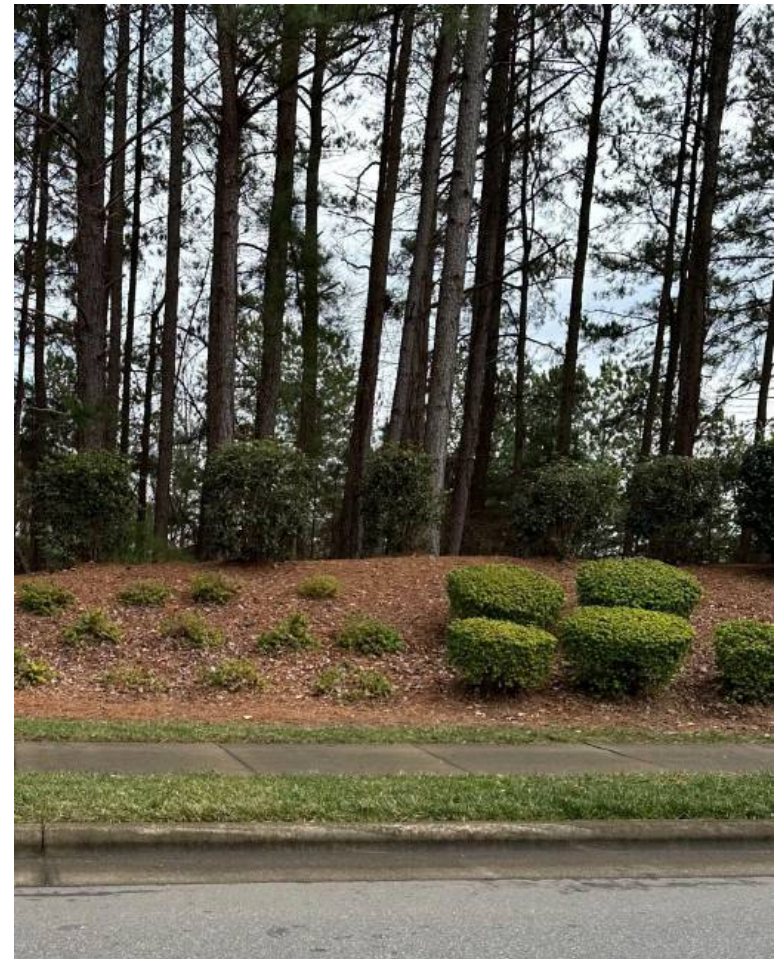
Before Tree Removal



After Tree Removal



New Berm Planting



Architectural Committee

Purpose:

The **CCR's** and **Architectural Guidelines** have been developed to maintain the overall design philosophy of **The Point ...** to blend structures, lake, golf course and landscaping into a pleasing residential community. **The ACC** is responsible for their application and to insure the community objectives are applied equally to all residents.

Key Considerations:

- Community Objectives
- CCR's & Guidelines
- Tree Canopy & Preservation
- Setbacks & Sightlines

Governance:

- Golf Course & Lake restrictions
- Duke Energy & NCDEQ restrictions
- Iredell County regulation & restrictions
- Environment & Safety

Architectural Committee

2024 Activity:

- 219+ Projects
- 65+ Consults
- $\geq 50\%$ Involve Trees
- 19 Pools

Key Notes:

- **4 Irrigation Wells Installed & Working**
Two are shared wells with agreements
- **Sand is PROHIBITED Along Shorelines**
 - Environmental damage (NCDEQ)
 - Causing problems with piers

4 Wells Installed



Sand Along Shoreline Prohibited



Communications Committee

2024 Accomplishments:

- Regular communications via email and The Stroll magazine
- Village Ambassadors personally welcomed 54 families to our neighborhood. Special recognition to the 20+ volunteers dedicating their time to this initiative
- Annual New Resident Welcome Event
 - Co-hosted with TNGC
 - Welcome new residents and club members
 - Opportunity to meet POA and Club leadership
 - Meet other new residents



Communications Committee

2025 Projects:

- Continue regular communications via email and The Stroll magazine
- Continue to welcome new residents via Village Ambassadors and hosting the Annual New Resident Welcome Event
- Ad hoc communications and events as needed



Contact Information

Please reach out to Hawthorne Management to ensure they have a correct email address on file for you and your spouse.



TNGC Covenant Annual Report

<u>MEMBERSHIP CATEGORY:</u>	<u>2020</u>	<u>2022</u>	<u>2024</u>	<u>2025</u>
Full Golf	\$25k/\$770	\$50k/\$870	\$75k/\$1060	\$85k/\$1166
Junior Golf	\$15k/\$385	\$25k/\$435	\$50k/\$530	\$50k/\$583
Sports	\$9.5k/\$450	\$17k/\$560	\$17k/\$675	\$17k/\$720
Health & Fitness	\$7.5k/\$355	\$7.5k/\$465	\$7.5k/\$560	\$7.5k/\$595
Social	\$4k/\$245	\$4k/\$267	\$4k/\$294	\$4k/\$308

MEMBERSHIP % INCREASES (2020 to 2025):

- Full Golf **51.4%**
- Junior Golf (38) **51.4%**
- Sports **60.0%**
- Health & Fitness **67.6%**
- Social **25.7% (capped at 5%/year) (Compounded Avg 4.7% since 2020)**
- FULL GOLF MEMBERSHIPS: 480 out of 500 (plus 69 Sports Limited)**

Community Pier Committee (CPC)

Purpose: Establish standards to keep all community piers within The Point in a well-maintained, safe, clean and attractive condition, and ensure compliance with the master lease with Duke Energy.

KEY PLAYERS:

Duke Energy Master Lease

Iredell County

NC Wildlife Resources Commission

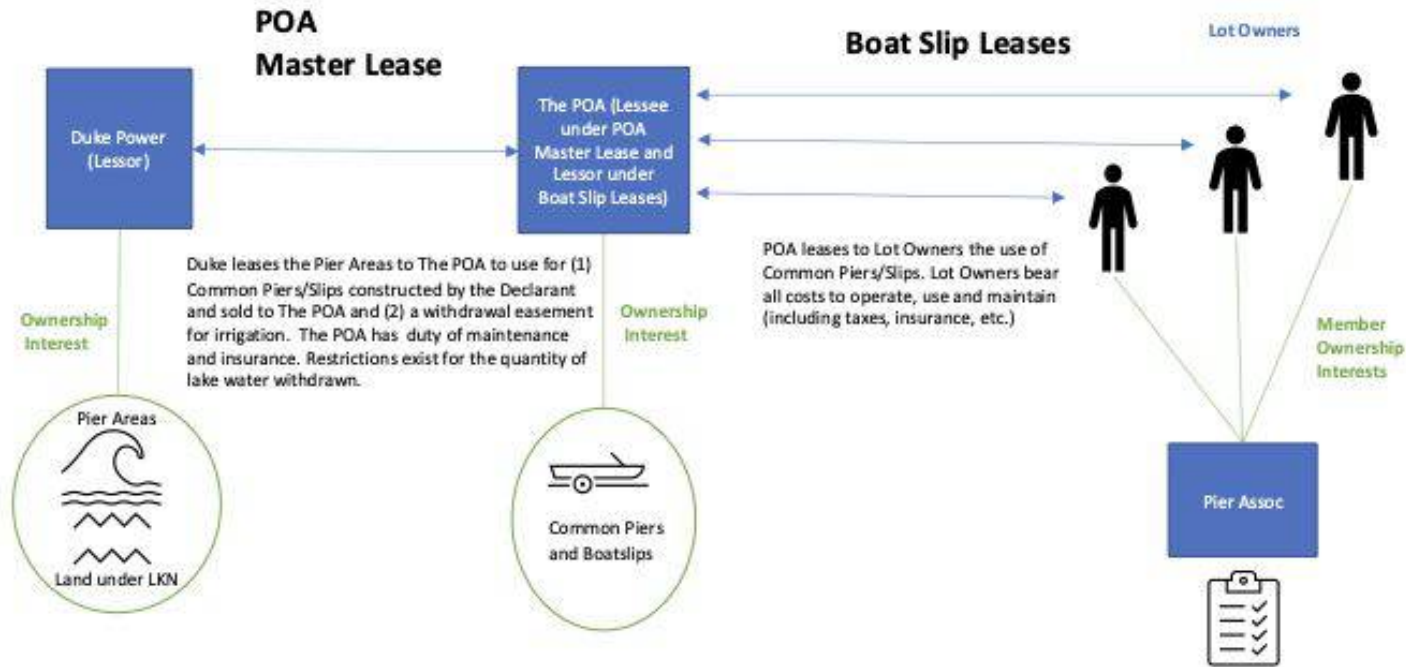
POA CCRs/Guidelines

Pier Associations

Boat Slip Lessees

Community Pier Committee (CPC)

Common Pier/Slip Structure



Lot Owners are members in, and owners of, a Pier Association, a separate legal entity formed to administer collectively the Lot Owners' cost to operate, use and maintain the Common Piers/Slips.

Community Pier Committee (CPC)

2024 Accomplishments:

- Completed electrical inspections and reports
- Completed structural inspections - Some reports pending
- Conducted governance questionnaires
- Conducting Slip & Lift Validations (Majority finished)
- Ensured that all pier associations have officers

2025 Priorities:

- Reconstitute committee (Need a new Committee Chairman)
- Clarify accountability and guidelines
- Focus on piers with critical needs
- Continue to address electrical, structural, slip validations and insurance issues

Questions?

- Wait to be recognized
- 2 minute time limit
- Please be constructive and respectful



Questions? More Information?

- **WEBSITE: THEPOINTATLKN.COM**
- **E-MAIL:
admin@hawthornemgmt.com**
- **PH. 704-377-0114**

Appendix

Common Pier/Slip Transaction Summary

The Master Lease:

•In 1999, the Master Lease was created when the Declarant began developing The Point:

ØIn 1999, Duke Energy leased to The Point on Lake Norman (“Declarant”) certain acres of lakebed (the “Pier Areas”) on which the Declarant could construct a number of cluster docks and slips (the “Common Piers/Slips”) and a Community Marina.

ØIn 2004, Duke Energy and the Declarant terminated the lease and entered into a new Master Lease expanding the Pier Areas and number of Common Piers/Slips.

•In 2007, the Declarant turned over The Point to The POA:

ØThe Declarant assigned its lessee interest in the Master Lease to The POA.

ØThe Declarant assigned and transferred, i.e., sold, to The POA all right, title and interest in the Common Piers/Slips.

ØIn 2009, the Declarant and The POA corrected certain issues overlooked in the 2007 assignment.

•In 2019, Duke Energy and The POA entered into a new Residential Marina Lease and Water Withdrawal Easement (the “**POA Master Lease**”) that covered (i) the Common Piers/Slips and (ii) a water withdrawal line for The POA to use in irrigating its property (located under Common Pier W).

The Boatslip Leases:

•Declarant (or The POA if after Master Lease Assignment) leased to certain Lot Owners the right to *use (but not own)* a designated slip located in a designated cluster dock (the “Premises”), and imposing on each Lot Owner the duty to operate, use and maintain the Premises in a safe, clean and attractive condition. Each Lot Owner bears the full cost of operating, using and maintaining the leased Premises (including insurance, taxes, fees, etc.)

•Legal entities were formed (each a “**Pier Association**”) and owned by certain groups of Lot Owners to collectively administer their rights, duties and obligations established in the Boatslip Leases and The POA’s CCRs.