

**FINAL**  
**ANNUAL MEETING MINUTES**  
**of the Grapetree Area Property Owners Association, Inc.**  
**January 20, 2024**

**Location & Time:**

Grapetree Bay Hotel & Villas lobby. 4:00pm AST start

**Board Attendance in Attendance:**

Pooja Vachani, President  
John Morra, Vice President  
Tom Rodenhaver, Treasurer  
Kerry Johansen, Road Committee Chair  
Andre Toussaint, Architectural Review Chair  
Jeff Hennings, Board Member  
Rick Richards, Board Member

**Board Members Not Present:**

Judy Hodgerson, Secretary and Communication Committee Chair  
Naresh Boodhoo, Nomination Committee Chair  
Win Thomas, Beach Committee Chair  
Celeste Jarvis, Board Member

**Meeting Opening:**

Pooja opened the meeting at 4:06pm. She introduced the new accounting bookkeeper, David Johnson. He took over from Debra Tyron last year. One can reach David at [gapoabookkeeper@gmail.com](mailto:gapoabookkeeper@gmail.com). We had and met a quorum with over 52 HOA members represented, Tom seconded the motion that the annual HOA meeting met the quorum. First order of business, we wanted to approve the annual meeting minutes from 2023. A HOA member pointed out the word 'frivolous' was wrongly used in the last page of the meeting minutes. We noted the correction and the 2023 annual meeting minutes were approved unanimously. John Morra seconded the motion.

**Pooja Vachani: The President's Report:**

Pooja shared that this year we were mostly busy with South Ridge Road in terms of getting that completed and as best as we could, depending on all the people and the crew and Eleven Construction. Also, the Board worked on editing the bylaws. The Board is trying to update the bylaws and C&Rs since they were created in 1986. The Board secured an attorney, Scott McChain and the Legal Committee Chair - John Morra led the efforts, to help us out. Other than that and a few minor items, it had been a good 2023 with no hurricanes. Next was the Treasurer's report.

### **Tom Rodenhaver: The Treasurer's & Collection Report:**

Tom stated that our cash position is strong. Yesterday we had \$201,000. Today we got approx. \$4,000 more. So we actually have \$205,000. Kerry will tell you how we plan to do a lot of road work. We actually came in under budget for 2023 largely because we didn't have to pay the extras for South Ridge Road. This year, you will notice we will spend the monies collected on road paving and other road efforts.. As far as collections go, last year we placed seven liens on properties. This year, we placed one and released two. So it's going in the right direction. Ben Gant's property is under contract which will get us another \$1600 a year. If you look at the proposed budget for 2024, the road budget is in there and there's also one for fixing the culvert that we're working on. What we did was every couple of years we are going to hold money for two years so that way we can do more road projects because mobilizing the people to come out each year was wasting a lot of money. So that's why you won't see anything for one year. And then the next year there's a lot more spent because spending an extra \$5,000 to \$10,000 every time to get the construction road guys to go out there is just a waste of our HOA money. So that's what you'll see. Kerry will explain it further. A HOA member asked if the Board made a decision on liability insurance. Tom answered that the island insurers are not able to provide liability insurance but we do have Directors and Officers Insured . We do not have any exposure at all. And thankfully even if we do, we have some money set aside for it.

### **Kerry Johansen: Road Committee Report:**

Kerry introduced himself as the Road Committee chairman. He shared the map of all the GAPOA Roads (Appendix A), Road Maintenance Plan (Appendix B) and our new email address for the road committee chairman, [Gapoaroadchairman@gmail.com](mailto:Gapoaroadchairman@gmail.com) for any questions or concerns. The map is helpful with identifying the road condition, paved/gravel/etc. The second document has all of our roads maintenance list and plans to fix them, mostly asphalt paving. GAPOA has approx. 8 miles of roads, 4+ miles paved. The number one concern is erosion. So a lot of the roads that are painted with the orange, which is the roads we need to do, are the ones that are going uphill or downhill that have erosion to them. Kerry has been in the construction business (dirt wise) for quite a while. One of the things that we don't like to do is blade roads, especially these types of roads. They don't do any good. Blading means the same as grading. So by grading/blading off a road, yes, you're making it smooth, but you're loosening up all the fine particles. So the next little rain is going to take all that and push it into your ditch and go down to our pipes and plug our pipes. The only way you can solve that is by coming in with a big compactor roller and rolling that stuff in to pack it. So the best way of solving that erosion, that roughness and all of that is to pave the road, you get the water to the side, our ditches, our edges, and rock. If there's no loose finds in there, it's not going to wash all the other stuff, the rocks down into our pipe and we won't have to go and dig out, or clean out pipes in the

future. Paving is not a 100% solution, but rather than spending the \$3,000 to \$8,000 now to have a road grader do the roads, let's put that money into asphalt and get it asphalted. That's going to be the best solution for our properties. Second, he wanted to discuss the potholes. I know there are a lot of potholes all over the place. One thing about fixing a pothole, if the hole is kind of rounded like a bowl shape and you just fill it in, the first truck, heavy truck or whatever is going to hit that stuff and basically slide that material up and out. The only way to really do a good pothole fix is to vertically cut down along the edge so that you have your material sliding into a vertical edge and not a slope. So to fix potholes, we have to clean them out, put the stuff in, get it packed in. Right now there is not going to be any money to fix potholes, it is going to have to be a community project, kind of like our beach cleanup days where you might want to just get a few people and go out and try to take care of a few things. But as Road committee chairman, Kerry is focused on fixing the bad parts of the road so that we can pave them.

Question: If you're fixing a portion of that road can the owner contribute more to have more of that area fixed?

Answer: Yes please help if you want to contribute more funds besides the \$400 annual HOA fee to pay for a specific portion of the road/s. For example, doing the numbers on Ridge Road, which is 1650 ft. The cost is going to be \$90,000 to do that stretch and it is not all of Ridge road. But all the other areas that are orange on the map come out to approximately \$147,000 which is two years of paving and gets us all the orange stuff taken care of except for Ridge Road. So we have a lot to do. Let's look at the road maintenance plan.

Question: What does 'future' mean?

Answer: We'll get into that when I get into the plan and the next roads that we are going to pave.

(Refer to Appendix B below as Kerry went through the Road plan)

**South Ridge Road** was done by Eleven Construction. They are supposed to be back in here next week (January) to finish up the two tie-ins at the existing asphalt at both ends. They got to dig them out and put six inches of base course as planned. The road is in pretty good shape. They just need to dig out their dirt at the two ends, put back in the road base and pack it back in. Eleven is supposed to be here next week and Emelyn agreed to report if Eleven is back onsite. The other thing is the stop sign and the street sign were not part of the contract. Kerry tried to have other people come and move the stop signs. Everybody says yes, nobody has done it yet. Three different contractors. So, Fred superintendent with Eleven agreed to move those two signs for us because we've been waiting on him to finish up his job. Kerry did look into signs, sign posts and the delineators making sure that people would do the curve. He ordered them and then canceled the order because they're very expensive. We cannot really do anything until

the street sign and the stop sign get moved. Because right now, legally that is still the road until those things get moved, We are going to put a little speed bump, in the beginning and at the end to slow the drivers down to slow the traffic down. A HOA member proposed to put a boulder/s and Kerry said it is not necessary.

**Brush cutting:** Adam was contacted on 16th of September. His machine broke down again and he is working on getting it back on the road to continue brush cutting. He raised his price from \$12,000 to \$15,000. He wants to trim the roads out twice a year. To do that, we get a discount on the first one in June, and then full price on the fall one. We are looking at basically \$25,000 to \$30,000 in that price range to have them do it twice a year. Alternatively, Kerry wants to check on having a landscaper come in and do the very bad spots of the roads in May, which will keep the brush down and cost less than 2x\$15,000 a year. If anybody here that has a landscaper who might be interested in cutting various bad brush spots in May/June, please ask them questions, price, and report back to Kerry at [gapoaroadchairman@gmail.com](mailto:gapoaroadchairman@gmail.com). Please do not just provide phone numbers of landscapers as Kerry does not have the time to research and call each one back.

Question: from a HOA member if a landscaper would give us a bid on 8 miles roads?

Answer: There is another map that has marked out where the bushes are and what we need to be doing. A landscaper can also do Main roads of those on South Shore Road, which can benefit main road HOA members. First we have to secure a landscaper who is interested and then budget it.

Question: Every year Adam, the brush cutter moves it off longer and often raises his price. Is there someone else on the island that does brush?

Answer: Adam told Kerry that Grapetree is his biggest contract. He also said that he is going to be bringing his uncle or cousin to help out because it's such a big job. I have talked to another person and if somebody can find another brush cutter and research someone good, then please let us know.

Comment from a HOA Member that we use grade operators for road maintenance, clean out culverts, etc. Kerry's response: not bringing out a grader, it's not necessary. We are going to asphalt our roads. Kerry is suggesting that instead of spending 2x\$15,000 a year. We do 1x\$15,000 a year and in the Summer get a landscaper to cut brush in bad spots to keep the brush low to the ground for less than \$15,000. If anyone can do the research, do your homework to find and secure a landscaper, please contact Kerry.

**Deer Hill Road:** we had an issue down off of Deer Hill road, right off the main road there next to Sweeney's house, there was dirt sediment on the south side of the road on Spratt road. The water was running across the road instead of going into the ditch. Kerry tried to get contractors to come out and clean that up. Basically Kerry ended up just renting the little skid steer there and doing the work himself. It took him a couple of hours, got it done. So it had basically about eight inches of sediment on the south side of that road across the street from Sweeney's house. We were able to keep the water away from Sweeney's house. The main cause of all of that was Buck Road, the water was coming down Buck Road, washing, hitting the main road and following the main road down and not going through the pipe. So Buck road is going to get paved and put a head wall to force the water that's coming this way to hit the head wall and go down into the pipe and down into Grapetree's property

**Hibiscus road:** We have the same thing at Hibiscus off the main road. Hibiscus, the main pipe is a 1 ft diameter pipe full of concrete. We've been trying for a long time to find out anyone responsive and incharge at Public Works. Finally got the Public Works Director to come out and agree to give us a pipe. They didn't have the money to fix the Hibiscus Road run off but agreed to provide 24 inch pipe for free. We would pay for a guy to basically take his backhoe and dig the pipe out. Kerry would help him and set the pipe in the ground, cover it up and create a little head wall. Estimate \$300 to \$400 in material and we will save it from the water running across South Shore road and stop erosion and dirt onto the main road. Public works guy who was supposed to deliver the pipe before Christmas is no longer at Public Works. It's now a gentleman by the name of Fleming. Kerry is meeting with Fleming and have to go through the whole process again.

**Street signs:** Kerry pointed out we need to do some replacements and additions to a few street signs. To do it correctly Kerry suggests to dig them with the backhoe or with an auger drill. Comment from a HOA member that street signs were done with a hand auger. Kerry ordered the pipes and the sign posts and VI cargo lost the posts only to find out that the delivery company never did deliver the posts. So Kerry reordered them on Amazon and got them for 2/3rd of the price. One post is a Lazy Dog sign and we have ordered 4 Stop sign posts.

**Buck Road:** we are scheduled in the next week or two to pave the 1st 200 ft of that. The asphalt company is Marco Company and had just sent the estimates.

Question from a HOA Member about Maggie Hill: does the road committee take into consideration any security measures? Because when you're talking about improving the road that touches Maggie Hill, there are no legal rights to convert that but the minute we improve that

road going up to the elbow of Maggie Hill, that then becomes another crossover from historically, a bad situation from a security standpoint.

Answer: So Maggie Hill, is just the 1st 200 ft takes us to the end of the first homeowners that are already established there, 200 ft or 300 ft takes us to that last driveway going in, which is ok. But let's table this and come back to it when Kerry gets to Maggie Hill on the Road maintenance list.

**Hilltop circle:** is number two on the paving list as it is in worst shape. We plan on paving with asphalt it around plot # 53 in a week or two. And then there's a next section of Hilltop circle that is 130 ft that takes us up to the top that's gonna get paved in this section in a week or two also. From there going around the curve there's another stretch that's pretty steep, but there's a house being built there with, and cement trucks doing work. Let's get the construction completed before spending more in that section of Hilltop Circle. At least if we get the first two sections, it gets everybody an access, a fairly decent access out either way.

Comment from a HOA member: If you are talking about Ridge Road where the castle is, they are plot 13 and part of the HOA and running a commercial business. Kerry responded that we discuss the road list and this topic about the Castle can be discussed under New Business.

**Hummingbird Road** is a paved one. It has an unpaved section, but it's flat and actually pretty good. That's one that the road drains on it. A HOA member corrected that the section of Hummingbird road is graded and not paved. Kerry will make a note of that but since it's a flat section, it is not a top priority at this time.

**Iguana Road and Lazy Dog:** They are paved and complete.

**Maggie Hill Road:** That's the one that, it's just the beginning part there that I'm looking at and that's one and I would like to know if we need to do it. A HOA member commented that the first 300 ft of the property is kind of steep and the second driveway to the house on the right has a big wash out there, but they got the first driveway going into the property. Kerry welcomes feedback and comments like that.

**Mooring Road:** there is a section on Mooring Road that is not good. At some point, it'd be nice to put a concrete pan there to get the water because we cannot put a pipe in the ground. A concrete pan to get the water to flow through that concrete pan and not wash out the dirt. But the paving from there around the corner and tying into the existing asphalt and getting ourselves down the little hill going towards the southeast border. That is a section of the road that is 800 ft

long. A HOA member commented that the other 4 home owner/s at the end don't have a good road on Mooring. Kerry will put it to the Board to make a decision on the Mooring Road.

**S. Point Road, Sea Grape Way, and Seaview Road** are paved.

**Signal road:** is an unpaved one. That's just the one that goes up to the Castle's entrance.

**Sprat Road:** The road looks good. Kerry didn't think much about worrying about that one.

**Sugar Bird Road:** There's a 200 ft tie in at Huron Road. Working on this road along with paving of Buck road.

**S. Grapetree Road:** Grapetree Hotel is responsible for most of this road.

**Terrace Road:** Paved

**Turner Hole Road:** Paved

**Valley Road:** Unpaved

- South end tie-in to main road, 160' of steep road to driveway should be paved.
- Tie-in at road going to point Udall, 180' to first hill to stop road erosion. Rest of the road ok for now. Maybe cut in a good swale on the east side. No houses on this stretch yet.

No further questions for Kerry and the Road committee.

#### **Pooja Vachani: Communication Report:**

**Gapoa.com website:** We thanked Tim Hale for updating the Gapoa.com. He's volunteered his time to manage it, keep it updated, make it look nice and most of the time prevents us from getting attacked by phishing.

**New homeowners:** Pooja wanted welcome any new owners in the Grapetree community

**HOA dues:** Pooja thanked members for paying their HOA dues and also encouraged them to use Zelle. The Board and the Bookkeeper are happy to help show you how to pay via Zelle vs. sending a check.

**New general email mailbox:** The Board has a new email. It's called [Gapoastx@gmail.com](mailto:Gapoastx@gmail.com). You can write here to share your comments, ideas, questions, etc.

**Facebook group:** we have about 130 members on Facebook GAPOA group. Please use it to ask questions, inform neighbors and do it respectfully.

Question from a HOA member: do we verify members are valid before letting them join the GAPOA group?

Answer: is yes, we verify every request to join with the correct plot #.

**Andre Toussaint: Architecture Committee:**

The Architectural committee had four applications last year, all four of them were approved. And what we approve is just the design is based on Covenants and Restrictions. So we're talking about setbacks, square footage, zoning, etc. Once they meet that criteria, we approve. If they don't, we ask them to fix the edits and resubmit the application.

Question from a HOA member: What about the idea of charging a development fee or something like that when a new construction is about to start as it affects the road conditions? This way the burden is not on all owners but those that are building new houses, we use the development fee to repair any roads that are damaged due to new construction.

Another HOA member chimed in and shared that she has owned a lot for 15 years and thinks it's not fair for those not building on plots to pay any development fee when they are ready to build.

Answer: John Morra shared that in stateside the ownership to fix a damaged road due to new construction falls on the Owner's contractor. So if you're going to start to build, the contractor on that property is responsible for whatever happens to the roadway and any kind of drainage or anything that happens on that road. So, pushing that off to the homeowner, the person that owns the property is not really a viable thing because this can be a large sum of money. Charging a development fee will detract people from wanting to build. The land owner building a new home should put in the contract with the contractor that the contractor is responsible for fixing the roads if there is any damage during or post construction of the house. The contract has to abide by all the Rules and Covenants & Restrictions of the HOA. And if you cause any damage to any of the roads or any of the erosion that they're responsible for, not the homeowner and not the HOA. For example, when John was building his house, he told the concrete truck guys that it is a steep hill and they cannot have a full truckload. The guy came up with 10 yards and he poured about a yard and a half down the road. So he spilled it right into the road. John went back to him and sent him a legal letter to clean the road up and he did.

Comment from a HOA Member: Can the architectural committee suggest or recommend that the new owners that are constructing a new home should put a clause in their contract with the contractor to be responsible for any road damage caused due to the construction?



Answer and an Action item: It is a good point and the Board will take this idea into consideration to put it into the C&R or the Architectural application or both. That might be a good guideline to give to the owners that are building.

Another Comment from a HOA member: can we collect \$1200 or some reasonable fee for this?  
Answer: \$1200 or a reasonable amount will not be enough as the repair of small damage can cost \$20,000 or much more. Every construction has a general contractor, who is responsible for fixing any damage of roads due to new construction.

### **Pooja Vachani: Beach Report:**

The beaches have been pretty good so far. Many HOA members volunteer their time to pick up trash and clean the beaches. If we need a Beach clean up, we can schedule one.

Also announcement on our GAPOA Annual picnic will be Sunday March 3rd at Smuggler's Cove. More information and invites will be sent soon.

Question from a HOA member: Can we do something about the intensity of the street lights near or in front of Smugglers Cove as the brightness might affect the Turtles.

Answer: Good question to be answered by the Nature Conservancy, the Board will ask Celeste Jarvis who is part of TNC to investigate if this is an issue, and provide any solutions.

A HOA Member announced that EEMP's Kelcie Troutman will host an informational meeting/tour of Salt Pond on February 21, 8:30am - 9:30am Emelyn is on the board to share the event information.

### **John Morra: Legal report:**

From a legal standpoint, the only main thing is that we amended the ByLaws. It was done by our legal attorney, Scott McChain. He went through all the bylaws, he updated everything to current language and standards. He updated some of the C&RS, we are going to finish that next year.

Question from a HOA member: Shouldn't there be some flowthrough on loud parties, etc?

Answer: That is to be reviewed in the C&Rs. This is just the ByLaws.

John made the motion to accept the new ByLaws. Pooja seconded. All were in favor and no one opposed. So the new ByLaws will take effect and will be posted on the Gapoa.com website before March.

Question from a HOA member: Can you put it in the C&Rs about the new street lights that need to be in red bulbs if they're close to the water?

Answer: The street lights are not part of the HOA, but part of the government. We can make people and the DPNR aware but not force this into execution. The poles and street lights are not part of our HOA, that's the government's property. The Board will still review this request, consult the legal, and provide a response. If there are any other suggestions, please email [gapoastx@gmail.com](mailto:gapoastx@gmail.com).

Question from a HOA Member: I live off of Ridge road and now we have a lot more traffic going up ridge road. And it's a very narrow road and we have so many more taxis and trucks going up. And, could we think about widening that road. Could we think about putting some more mirrors?

Answer: We're not thinking of widening Ridge road as a lot of the roads are under 10 ft. There's a section right down by the castle that is barely 10ft. So it's difficult now that all this traffic goes up and down that road sometimes. The Board is looking into possibly working with the Castle owner to put traffic Mirrors.

Pooja commented that the new ByLaws will be posted on the Gapoa.com website.

The C&Rs have not been approved by the Board. Once the Board approves the C&R edits, the Board will provide the C&R redline document to our HOA members for feedback prior to the Jan 2025 annual meeting.

#### **Pooja Vachani - Nominations Committee:**

The Board has been fairly new. The only person we need to vote for is a new Treasurer. Tom has done such a good job and he has completed his 3 year tenure as a Treasurer! Pooja recommended Rick Richards as the new Treasurer and Tom to stay on the Board as a member. Rick has 20+yrs of experience with Quickbooks. He will be working with our bookkeeper David and oversight from Tom in order to have the best transition of the role as possible.

Pooja made the motion to vote Rich Richards as a new Treasurer. John Morra seconded the motion. All were in favor and none opposed.

Pooja made another motion to have Tom as Board member and the Board to be in the respective roles as a Board Member. Debbie Hennings second the motion. All were in favor and none opposed.

All Board members will stay in their respective positions.

#### **Pooja Vachani - Old Business:**

The question, concern, and discussion around Castle activities is summarized below. A handful of HOA members had 3 major concerns about the Castle activities:

1. Road traffic (safety of and on Ridge Road)
2. Noise pollution,

### 3. and Zoning rights

Rob Bidelspacher shared the history that the original Castle owner Contessa wanted to be part of the HOA as a member. Hence, Plot 13 and its adjacent plots with the Castle are part of the HOA. The Castle is governed by the C&R. Rob's point was that the C&R dictates the rules that HOA members abide by. If the Board decides to not take any action on the Castle's activities, any member of the HOA can take action directly.

The Board collectively responded to these 3 major concerns.

1. Road traffic: neighbors living on Ridge road are concerned about the safety on the road due to increased traffic and some rash drivers. The Board is willing to work with the Castle owners to see if we can place traffic Mirrors and 'Slow down' signs. The Road budget is not available to fix or pave Ridge Road in the near future.

Question from a HOA member: can we limit the road usage for the Castle events? For example, the number of cars/trucks/commercial vehicles?

Answer: No, the Board cannot limit or monitor or wants to limit or monitor the traffic on Ridge Road.

Question from a HOA member: Can the Castle owner build a road entrance from the gate in front of the Yacht club?

Answer: The answer to this question is best posed for Castle Inc. LLC owners.

2. Noise issue as pertains to C&R Clause 7 - Animals/Nuisance (see screenshot below): If any HOA member is violating the C&R Noise ordinance, the Board wants the folks that are affected by the noise to call the VI Police Department. File a written complaint if necessary. It is as simple as that. The Board may send a letter to the violator but is not the Police. The Board is obligated to focus and spend the majority of the funds on road paving and maintenance. The DPNR Officer and DLCA Director also recommend that a Police Report is a requirement for any involvement and/or action needed from DPNR and/or DLCA. Note: There are 5 Board members that have residents directly below or very close to the Castle. Those 5 Board members have never heard any Noise from the Castle activities. So, if a HOA member who is complaining about the noise from the Castle chooses not to call VIPD during such an incident/s, the matter ends there.

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#### **7. ANIMALS/NUISANCE.**

**No animals, other than domestic pets normally permitted within residential buildings may be kept on any plot. No activity shall be conducted upon any plot which constitutes a nuisance to adjacent property owners and inhabitants of the Estates.**

3. Zoning Rights - Handful of HOA members share concern that the Castle activities, hosting Commercial events, is violating the C&R Clause 2: Residential Use (see

screenshot below).

## 2. RESIDENTIAL USE.

The plots shall be used for private residential purposes and shall not be used for commercial activity. This shall not be construed to prevent the renting of the main dwelling or apartment or guest house, or the conduct of activities on the property permissible under zoning laws which are secondary to the residential use of the property.

Here is the research and recommendation from the Board:

- a. Talk to your Neighbor - if you have a complaint, something is bothering you about your Neighbor, make the time to introduce yourself and talk to that person/s.
- b. Legal response: As per our GAPOA legal attorney, if the Castle's activities are considered commercial then any GAPOA HOA members hosting Airbnbs and VRBOs are also considered as Commercial activity and should be held under the same rules. The Castle is also a residential Airbnb listing. The scale of a Commercial activity is a moot point. NOTE: Scott McChain represents Castle Inc. LLC, and will not legally represent GAPOA in this matter. The Board will need to seek another attorney if any further legal advice is required.
- c. DPNR & DLCA response: Pooja had conversations with an Officer at DPNR and the Director Horace Graham of DLCA (Department of Licensing and Consumer Affairs) Business License) <https://dlca.vi.gov/businesslicense/>. Their response was, a Zone R1 property can have such activities as long as it does not have a Commercial kitchen and/or a permanent Bar. A satellite bar does not qualify as a permanent Bar. The Castle owners may seek a Commercial license if they choose and get the Zone change but that's a process the Castle owners have to pursue. The Zone change request is a process. If/when approved will negatively impact the amount of HOA dues collected from all the plots/lots under Castle Inc. LLC. The Director of DLCA also recommends that the Complaining HOA member can file a written complaint here: <https://dlca.vi.gov/businesslicense/>. Under "File a Complaint". Note: a written referenceable Police Report is required on this form.

Ultimately, the Board asked an open question: What does the handful of HOA members who are concerned about the Castle activities want? What is their end game? Is the end game to shut down the Castle or force the Castle to get a new Zoning permit? A couple of HOA members want the Castle to get the appropriate Zone permits. Pooja responded that anyone who has issues or suggestions or wants a specific outcome from the Castle activities is required to email

[gapoastx@gmail.com](mailto:gapoastx@gmail.com) with a written complaint. The HOA member/s complaining also are required to be available and present at a meeting with the Castle Inc. LLC owners. The Board's decision on this matter will be provided after the 1st Board meeting (to be scheduled in February 2024).

**New Business:**

No new business was brought up.

**Meeting Adjourned:**

Pooja called the meeting to adjourn at 6.02pm. Tom seconded. All were in favor, no one opposed.

# Appendix A



## Appendix B

### **2024 GAPOA ROADS Condition & Plan**

**Bayview road.** ( Paved 12' X 200' ), ( Paved 9' X 728' ),

**Buck Road.** ( Paving 10' X 200' ), ( Unpaved ok 215' X 12' ),

- First 200' scheduled for paving soon. Last 215' is dirt and fairly flat and ok
- Install a head wall at the corner to Deer Hill Rd to stop water from crossing the roads and into pipe.

**Cirrus Road.** ( Unpaved 10' X 545' )

- First 250' is sloped. Drains across the road in the beginning. The 2nd 300' is flat.

**Coral Court Road.** ( Paved 18' X 183' )

**Deer Hill Road.** ( Paved 18' X 2,002' )

**Heron Road.** ( Paved 18' X 1,315' )

**Hibiscus Road.** ( Unpaved 13' X 395' )

- Needs pipe and head wall at main road. Working with Public Works on them providing pipe and we install it.
- 395' is sloped with erosion. All needs to be paved to stop erosion.

**Hilltop Circle Road.** ( Paved 1,762' X 12' ), ( Unpaved 12' X 2,664' )

- Scheduled paving of 800' from plot 41 to existing asphalt at plot 53. Would also like to do 130' at plot 53 to plot 50 to tie in asphalt.
- Area from plot 47 to asphalt at plot 71 also needs paving but houses are being built so work on that will have to wait for now.

**Hummingbird Road.** ( Paved 12 X 533' N. end ), ( Paved 12' X 300' S. end ). ( Unpaved 12' X 2,083' midsection ).

- Unpaved section is in fairly good condition.

**Iguana Way Road.** ( Paved 12' X 475' ).

**Lazy Dog Road.** ( Paved 18' X 707' ).

**Meggie Hill Road.** ( Paved 12' X 200' ). ( Unpaved 12' X 615' ).

- Need work. Discuss this area with members. Not all has to be done.

**Mooring Road.** ( Paved 10' X 215' ). ( Unpaved 1,115' ).

- Existing paved area is trash. 300' at west end tying into N Shore is flat and could stay unpaved. Natural drain at NW corner is across the road. A concrete drain pan in this area will be needed at some point. 800' from NW corner to end of existing asphalt should be paved soon. Remainder of the road at the east end could stay dirt but we might just want to finish it all. It's a flat stretch.

**Pelican Way Road. ?**

**Ridge Road.** ( Paved 14' X 1,130' ). ( Paved 14' X 425' ). ( Unpaved 4,495' X 10' ).

- From lazy dog to S Ridge Road needs paving to stop erosion on the road. 1,650' . From S Ridge intersection to plot 19 sloped road for future paving.
- 560'. From plot 19 to the castle driveway is 1,600' for future paving. Castle driveway to asphalt tie-in at top of hill, 670' for future paving.

**S. Point Road.** ( Paved 18' X 1,440' )

**Sea Grape Way.** ( Paved 14' X 725' ).

- Grapetree Hotel is taking ownership of 531' of this road.

**Seaview Road.** ( Paved 18' X 785' ).

- Grass growing in cracks of the asphalt. Heavy trucks will damage it when someone wants to start to build on this.
- We might want to discuss this with future builders.

**Signal Hill Road.** ( Unpaved 150' X 10' )

- Road to castle entrance off of Ridge Rd. Sloped road. Should take care of Ridge Roads needs before this one.

**Sprat Road.** ( Paved drain pan 14' X 22' ). ( Unpaved 10' X 360' ).

- Road looks good for being a dirt road. Drainage looks really good. Future paving?

**Sugarbird Road.** ( Unpaved 10' X 2,075' ).

- Pave 200' tie-in at Heron road. Could do this while we are doing Buck road. The rest of the future paving when houses are being built?

**S. Grapetree Road.** ( Paved 10' X 1,903' ). (Paved 15' X 1,888' )

- Grapetree Hotel is responsible for most of this road.

**S. Ridge road.** ( Paved 10' X 1,035' ). ( Paved 12' X 401' ). ( Unpaved 10' X 450' )

- Eleven Construction needs to finish tie-ins at both ends. Should pave first 100' at tie-in on the north end where it makes the corner and slopes down to contain the water runoff and erosion.

**Terrace Road.** ( Paved)

**Turner Hole Road.** ( Paved 15' X 1,787' ).

**Valley Road.** ( Unpaved 10' X 1,405' ).

- South end tie-in to main road, 160' of steep road to driveway should be paved.
- Tie-in at road going to point Udall, 180' to first hill to stop road erosion. Rest of the road ok for now. Maybe cut in a good swale on the east side. No houses on this stretch yet.

**Roads scheduled for paving:**

Buck Road - 200'  
Hilltop Circle - 930'

**Roads next for paving :**

Hibiscus - 395'  
Mooring Road - 800'  
Meggie Hill Road - 300'  
S Ridge Road - 100'  
Cirrus Road - 250'  
Ridge Road - 1,650'  
Bayview Road- 200'  
Valley Road - 340'  
Hilltop Circle Road - 300'

**Future paving: ?**