

CHURCH POINT HOMEOWNERS ASSOCIATION, INC.

c/o The Select Group, 2224 Virginia Beach Blvd., Suite 201, Virginia Beach, Virginia 23454
(757) 486-6000 fax: (757) 486-6988 email: bgarrett@theselectgroup.us

October 21, 2022

Homeowner(s)
Church Point Homeowner's Association
Virginia Beach, VA 23455

Re: 2022 Annual Meeting

Dear Homeowner(s):

The Annual Meeting of the Church Point Homeowners Association will be held on **Monday, November 21, 2022 at 6:30 pm, Rooms 1 & 2, at the Bayside Recreation Center in Virginia Beach, Virginia.** Registration will begin at 6:00pm and the meeting will be called to order at 6:30pm.

The purpose of the meeting is to elect, by ballot, members to the Board of Directors and Vote on Amendment to the Documents (Architectural Guidelines Change).

Please find enclosed the following items:

- (a) Agenda
- (b) 2019 Annual Meeting Minutes
- (c) Election Proxy
- (d) Candidate Interest Form
- (e) Copy of IRS Resolution
- (f) 2022 Board of Directors Meeting Calendar

Please read all the enclosed material carefully and return your completed proxies to our office **no later than November 18, 2022**. You may indicate your precise vote or assign your proxy to either the Board of Directors, or another individual of your choosing. **Even if you plan to attend the meeting, please return your proxy so we may know if additional votes are needed to obtain a quorum for the Annual Meeting.** Please have someone witness your signature on your electoral proxy. **Proxies are invalid without being witnessed and therefore, cannot be counted as a vote.**

We look forward to seeing you on **Monday, November 21, 2022 at 6:30 pm, Rooms 1 & 2, at the Bayside Recreation Center.**

On behalf of the Board of Directors,

CHURCH POINT HOMEOWNER'S ASSOCIATION


R. A. Garrett, CMCA®
Association Manager
Enclosures

CHURCH POINT HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

Monday, November 21, 2022

Registration starts at 6:00 PM; Meeting begins at 6:30 PM

Bayside Community Recreation Center

4500 First Court Road Rooms 1&2

Virginia Beach, VA 23455

AGENDA

1. Welcome - Call to Order
2. Establishment of Quorum (10% - 39 Lots); Proof of Notice Mailing
3. Approval of Minutes - 2019 Annual Meeting
4. ~~Vote on Election Directors~~
 - A. Tabulation of Votes
5. President's Report
6. Treasurer's Report
 - A. Review of Financials
 - B. Vote on 2022 IRS Resolution
7. New Business as necessary
8. Announcement of Election of Directors
9. Adjournment

**MINUTES OF
CHURCH POINT HOMEOWNERS ASSOCIATION
ANNUAL MEETING NOVEMBER 18, 2019**

The meeting was called to order by the President at 6:30 p.m. It was determined a quorum was present.

Minutes: The minutes of the 2018 annual meeting were reviewed. A motion was made and seconded and the minutes were accepted into the record by unanimous vote.

President's Report: The President delivered his yearly report covering a variety of topics, including:

- Crime watch and to insure cars are locked.
- CAC Meetings with 3rd precinct.
- He mentioned if not receiving the Newsletter, we can add you and asked to be notified.
- Noted some seasonal dates:
 - ▶ December 18th lights judging;
 - ▶ December 22nd C.P. Holiday Party;
 - ▶ December 14 - 1 to 3 p.m. Santa at the Gazebo.
- ▶ He noted the tree issue (which was so expensive last year) is looking better but that tree maintenance is still very expensive.
- ▶ He discussed drainage affecting part of Church Point and referred those interested in the issue to www.publicinput.com/6003.
- ▶ He responded to future plans for paving which are in the plans but not funded.

Election of Directors: The next order of business was to elect three members of the Board. Secret ballots were then collected and added to the proxy ballots already submitted to the Select Group. Observers from the Association viewed the tabulation of the votes. Neil Bonney, Ron Couture and Jack Palmer were elected.

Report for Joe Manico: Joe Manico provided his yearly review of our investments. The report indicated our investments are doing well.

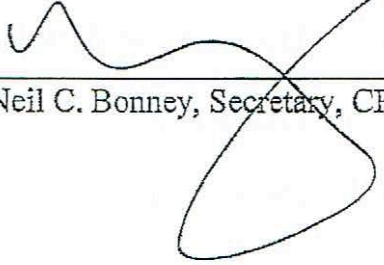
Treasurer's Report: The Treasurer reported on the financials and budget. He noted no increase in dues. The financials are still in very good shape.

New Business: The President opened the floor to new business. The various concerns discussed included:

- Homeowners setting out trash early for pickup or not bringing in cans;
- Concerns about speeding in the neighborhood; discussing of new stop signs or road bumps;
- Concerns about the landscaping down by the park on the water were raised.
- The Motion was presented for the yearly Resolution to Apply Excess New Assessment to future years which was voted on and approved in accordance with IRS rules.

Adjournment: There being no more business to conduct, a motion was made and carried to adjourn the 2019 meeting at 7:30 p.m. The motion was unanimously carried.

1/22/19
Date



Neil C. Bonney, Secretary, CPHOA

2022 PROXY
CHURCH POINT HOMEOWNER'S ASSOCIATION
ANNUAL MEETING – MONDAY, NOVEMBER 21, 2022

The undersigned being the owner of address _____ and being the owner entitled to vote at any meeting of the Association, does designate and appoint the Board of Directors or _____ attorney-in-fact, with full proxy, to act on behalf of the undersigned owner on the vote for election of members to the Association's Board of Directors, at the Annual Meeting of the Church Point Homeowners' Association to be held on **Monday, November 21, 2022** or at any continuation, recessed, or adjournment thereof, at the annual meeting in Virginia Beach. The undersigned does specifically authorize and direct that this proxy be voted as follows:

(Choose either I, OR II):

I. Voting for Directors: (Please vote for 2)

<u>Candidates</u>	<u>Vote for FIVE</u>
Brian Kollar (Incumbent)	_____
Jeffrey Babb (candidate)	_____
Write In _____	_____
Write In _____	_____
Write In _____	_____

II. I hereby assign my proxy to _____ for the purpose of voting on the Board of Directors Election and any other issues to be voted on at the **November 21, 2022**, Annual Association Meeting.

III. I assign my proxy to be cast with the majority for the election of members of the Board of Directors and that said proxy shall be counted for purposes of a quorum at the aforesaid meeting, until the purpose of the meeting is concluded.

The undersigned owner further understands that this proxy may be revoked until it is exercised only by actual notice to the person presiding over the meeting prior to the time the said meeting is called to order.

IN WITNESS THEREOF, the undersigned owner has executed this Proxy in the City of _____, State of _____ this _____ day of _____, 2022.

Owner Signature	Witness Signature	Date
Address	Address	Date

THIS PROXY MUST BE SIGNED AND WITNESSED AND RETURNED TO:
THE SELECT GROUP, ATTENTION: BOB GARRETT
2224 VIRGINIA BEACH BLVD., SUITE 201
VIRGINIA BEACH, VA 23454
Or fax to 757-486-6988, Email bgarrett@theselectgroup.us

**2022 Candidate Interest Form for Board of Directors
Church Point Homeowners Association**

If you would like to serve your community as a Board of Directors Member for Church Point Homeowners Association, please complete this form and return it to:

**Church Point Homeowners Association
c/o The Select Group
2224 Virginia Beach Blvd. Suites 201-202
Virginia Beach, Virginia 23454
fax 486-6988, or email bgarrett@theselectgroup.us**

For complete information pertaining to the Director's responsibilities, please refer to your Association By-Laws.

Name:

Address:

Telephone Number: (Home) _____ (Work / Cell) _____

1. If elected to the Board of Directors, would you serve as an officer if nominated? **Yes or No**

2. Have you ever served on a Community Association Board of Directors?

Yes or No. If yes, where? _____

3. Why do you want to serve on the Board of Directors for Church Point Homeowners Association?

4. Please provide a brief bio of your background.

PLEASE BE SURE TO RETURN YOUR CANDIDATE INTEREST FORM
NO LATER THAN NOVEMBER 18, 2022.
FORMS RETURNED AFTER THIS DATE WILL NOT BE LISTED
ON THE BALLOT AND WILL HAVE TO BE CONSIDERED AS WRITE-INS.
THANK YOU.

RESOLUTION

TO APPLY EXCESS NET ASSESSMENTS TO FUTURE YEARS

Church Point Homeowners Association

WHEREAS the Church Point Homeowners Association has assessed its member owners for the purposes of acquiring, construction, managing, operating, maintaining, and replacing the common elements of the member-owners' property; and

WHEREAS the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service.

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Church Point Homeowners Association.

RESOLVED, that any excess of membership income over membership expenses, for the year ended **December 31, 2022**, as defined in IRS Reg. 1.277-1, shall be applied against the subsequent tax year member assessments, as provided by IRS Revenue Ruling 70-604.

This Resolution is adopted and made a part of the minutes of the meeting of the Church Point Homeowners Association.

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CHURCH POINT HOMEOWNERS **ASSOCIATION**

2023 CALENDAR

OF PROPOSED

BOARD OF DIRECTORS / ANNUAL MEETINGS (6:30 pm)

Board Meetings will be held at THE SELECT GROUP OFFICE (2224 Virginia Beach Boulevard, #201) until further notice.

The location of the Annual Meeting is The Recreational Center

JANUARY 16
FEBRUARY 20
MARCH 20
APRIL 17
MAY 15
JUNE 19
JULY 17
AUGUST 21
SEPTEMBER 16
OCTOBER 17
NOVEMBER 20 – **ANNUAL MEETING**
DECEMBER – NONE

***THE ABOVE ARE THE PROPOSED MEETINGS FOR 2023
AND ARE SUBJECT TO CHANGE DUE TO EMERGENCIES***