



THE PRESERVE CONDOMINIUM COMMUNITY NEWSLETTER

A COASTAL CONDOMINIUM COMMUNITY PERCHED ALONG THE INTRACOASTAL WATERWAY IN NORTH CAROLINA, JUST MINUTES FROM OAK ISLAND, RATED BY USA TODAY AS THE LOCATION WITH THE "NICEST BEACH IN NORTH CAROLINA."



Oak Island Rules Refined For Building Fill



For the second time since last fall, Oak Island Town Council has strengthened rules for filling lots for development. By unanimous vote September 10th, Council agreed to limit filling of building lots to at most one foot, which is more restrictive than staff and the Planning Board had suggested.

The previous rule allowed filling even to the crown of the adjacent road or the level of the adjacent property, whichever is less, up to one foot.

In some cases, adding a foot or two or more of soil could change a property's classification from one flood zone to a lesser flood zone which can significantly lower premiums for flood insurance.

Staff requested the latest change because elevating a property out of the flood plain had no stated limit, except that anything above two feet would require an engineered plan to handle the first 1.5 inches of rain. Staff had asked for an absolute cap of no more than two feet of fill.

State Port Pilot

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NC 211 Widening Project On Hold



The NC 211 widening project has been temporarily suspended, along with about 900 other statewide projects due to funding issues that partly stem from hurricanes over the past few years.

The NC Department of Transportation had to halt the projects on August 30th in order to maintain minimum cash balance as required by law. The department's funds have taken large hits from hurricanes Florence and Michael, as well as other natural disasters and Map Act Settlements.

The \$121 million plan to widen NC 211 from two to four lanes would stretch seven miles between Midway Road and NC 87. Its purpose is to eliminate congestion and accommodate the area's projected growth.

NC Department of Transportation plans to resume work on projects, once it has stabilized its funds. The four lane widening plan still has a schedule construction start of March 2020.

The action will not impact projects that are under construction, are already awarded for construction or will be awarded within the next 12 months.

State Port Pilot

NC HOUSE BANS OIL DRILLING

Recently a bipartisan effort saw passage in the House of the Coastal and Marine Economies Protection Act (HR1941) and the Protecting and Securing Florida's Coastline Act (HR205).

Passage of the bills followed an appropriations bill vote in early summer that blocks funding for new offshore drilling in fiscal 2020.

The local campaign organizer for Oceana indicated the coast of NC is a step closer to keeping the dirty and dangerous business of offshore drilling off our beaches and the Atlantic.

Restaurant Week Set For October 14th Thru 20th



The second annual Southport-Oak Island Restaurant Week will be held Oct 14th-20th. The event will give local diners an extra incentive to go out to support local businesses because participating restaurants will be offering special menu items, special price points, and pre-fixed dining options.

For more information, contact the Southport-Oak Island Area Chamber of Commerce.

State Port Pilot



No-Wake Zone Approved For Southport Area ICW



Southport will finally see a no-wake zone in its Intracoastal Waterway. Approved in July by the U.S. Army Corps of Engineers, the zone will run from marker 1A through marker 2A. That's approximately 3,000 feet in the vicinity of Southport Marina and the Yacht Basin.

The area will be marked with no-wake signs some time within the next 30 to 60 days. There are still some permits that need to be approved by CAMA and the U.S. Coast Guard.

Local officials have been pushing for the establishment of a no-wake zone for three and a half years. Charlie Miller, Chief Deputy of the Brunswick County Sheriff's office feared that if boaters didn't slow down, someone could be seriously injured or killed. To date, there have been no life threatening incidents but people have been knocked off docks at the marina and structures on the waterfront have suffered damages from the wakes.

The Water Infrastructure Improvements for the Nation (WIIN) act passed by the U.S. House of Representative in 2016 included language by U.S. Representative David Rouzer that stated the Army Corps of Engineers must work with communities to establish no-wake zones in federally maintained water if there are safety concerns due to speed boats producing wakes.

The Preserve boating community should be aware of this change on the ICW and make sure to check local news media for any additional changes that may occur. It is thought the U.S. Coast Guard and local Sheriff's office will be stepping up patrols of the ICW in the area of the Southport Marina, once the no-wake zone signs go up.

State Port Pilot

Southport-Fort Fisher Ferry Out of Operation Until October



The Southport to Fort Fisher Ferry will be out of service until October after the ramp system failed late in August. On August 27th as workers raised the ramp off a loaded ferry so it could depart from Southport for its 10 AM trip, a cable snapped on the side nearest to the terminal building. The workers immediately stopped lifting it. The staff could not let the ferry leave the terminal since the entire ramp might fall into the water if the other line broke without a boat underneath it to catch it. The ferry was turned around and off loaded.



It is still unclear as to why the system failed. The cables were replaced in February. After further inspections by the Department of Transportation, it is forecasted the repairs would be done and ferry back in service on October 1. Until the ferry reopens, drivers will have to use U.S. Highway 17 and N.C. Highway 87 to travel between Southport and Wilmington. Ferry pass holders will receive an extension on their passes equal to the length of the service outage.



The Preserve Volunteers

NC DOT Adopt-A-Highway Event

On September 14th, twelve volunteers from The Preserve Condo Community collected 23 bags of litter during their Long Beach Road NCDOT Adopt-A-Highway litter pickup.

Participants were, from left, (standing) Bob Hoffee, Robert Janger, Brenda Hoffee, Al Nigro, Wayne Nussman, Eric Carlson, Ron Shuster, Rachael Huggins, Chairman Bob Burgess, (seated) Sue Shuster and Peggy Carlson.

Not pictured: Lola Mae Gore Burgess, driver and photographer.

The Preserve Tree Project

The Preserve is required to maintain the wood line between the Brunswick County Jetport and our community due to our property being adjacent to the fence line that separates the two properties. Historically, The Preserve has cut back brush and trimmed the trees, with the last cutting and trimming taking place along the fence line in 2012. Due to extensive growth and invasive plants, the cut back of the brush and trimming of the trees should be done every 5 years. Therefore, the brush cut back and tree trimming is scheduled to begin the first to second week of October and will be done by our current landscape contractor (SuperScapes) who are very familiar with our various plants. The brush and trimmings will be chipped and the resulting mulch placed under the trees and shrubs that will remain as part of our beautiful landscape. The majority of the funding for the project was donated by 80% of the Homeowners in Building 4 with contributions from the Jetport and HOA..

Aaron Largent will work directly with the landscape company to project manage the effort. If you have any questions during the project, please do not direct them to the contractor's workers but contact Aaron Largent. Feel free to contact him at 317-514-4497. Thank you for your patience while this project is underway.

The Preserve Social Committee Update

SAVE THE DATES!

Come join an Octoberfest celebration hosted by The Preserve Social Committee on Saturday, October 12, 2019, at the clubhouse from 6:00pm to 8:00pm.

The annual beach bonfire will be on Saturday, November 16, 2019, at 6:00 pm at the Lazy Turtle beach access.

Details for these events will be sent via email and posted around The Preserve Community.

The Social Committee is looking for you! We need additional volunteers for this fun committee for 2020. It's a great way to meet your neighbors and have a lot of fun planning events. If interested, please email Sue Shuster, sshuster0522@gmail.com.

**THE PRESERVE CONDOMINIUM COMMUNITY
FOCUS ON LOCAL COMMUNITY**



SOAR is a non-profit, no-kill animal rescue that provides shelter, medical treatment, healthy food, daily care and lots of love to lost/abandoned dogs and cats.

Founded in 1994 by Jeannine Friday Bicknell, SOAR relies wholly on the generosity of the local community to operate on a daily basis.

Their facility is located at 3376 Saint Charles Place SE, Southport, NC 28461 and their phone is 910-457-6340. If you would like to volunteer or donate, please give them a call.



The Shoreline Food Pantry is now in its seventh year of operation. We remain in partnership with Feeding America, a national non-profit network of more than 200 regional food banks.

Our local chapter is located in Wilmington and is the Food Bank of Central & Eastern North Carolina. In that partnership, we are able to purchase food for Shoreline Food Pantry at greatly discounted prices and in the aftermath of Hurricane Florence qualified for Federal Disaster Relief which provided food at no cost for several months.

Our arrangement with Feeding America also includes a weekly donation of perishable food from Lowe's Foods. This allows us to offer produce as well as bakery items which aren't stocked by the Food Bank in Wilmington. These donations are collected at Lowe's Midway Road each Monday morning and are distributed the same day in the afternoon. Shoreline Food Pantry is open every Monday from 3:00pm – 5:00pm at 4198 Vanessa Drive in South Harbor Village.

Statistics for the calendar year 2018 include distributing 30,728 pounds of food for a total of 19,656 meals. Each week we provide 6 meals per person in the visiting family. In aggregate for the year we had 1058 family visits representing 3276 individuals. The Pantry is staffed by a dozen volunteers from the church that rotate according to a schedule.

Various organizations have donated food or money to Shoreline Food Pantry and in 2018 that list included The Preserve Condominium Community.

Shoreline Food Pantry is happy to receive donations of food that is non-perishable and unopened. Additionally, we also accept financial donations which will make your donation even more valuable due to the deeply discounted prices we can take advantage of at the Food Bank. Typically, our cost for food items at the Food Bank average \$0.19/pound. If you have any questions call Dale Boyce at 917-923-5130.

Check out the Shoreline Food Pantry's Face Book page at: <https://www.facebook.com/ShorelineFoodPantry/>

THE PRESERVE CONDOMINIUM COMMUNITY



**Fred Waddle, President
The Preserve
HOA Board of Directors**



**Rodney Faughn & Mike Allen
The Preserve
Maintenance Team**

CALLING ALL HOMEOWNERS



If you have a story or something of interest you would like to share with the community, please contact the Editor (Aaron Largent) directly at the following email address:

alargent1949@gmail.com

Thank you.

From The President

Greetings,

Thankfully, The Preserve received only minor damage from Hurricane Dorian as opposed to Florence from last year.

Highland Roofing has been on site and repaired our roof and gutter damage, SuperScapes has been removing a couple of downed trees and brush. Rodney and Mike are checking on all emergency and mechanical equipment and systems.

From the September board meeting, CAMS and the Board have been working with ICAT, our overall insurer, on some remaining claims from Florence. The HOA will be receiving additional funds for pending claims that have been coordinated with the six insurance companies. The board agreed to go ahead and pay those few remaining claims that have been held up for most of the year. We also approved the installation of three store-front partitions on Building 3100, on the east end to lessen water intrusion in hallways. Also approved is the removal of foam balusters, installation of metal railings around the HVAC equipment and roof repair on Building 4100. A bid was approved to have Highland Roofing begin those projects.

The board did discuss a proposal for conversion to a salt water filtration system for the pool, but decided more research and information was needed from our pool company concerning long term costs and replacement costs.

We are checking with SuperScapes to have Pine Straw distributed throughout the Preserve during October.

Aaron Largent will have an article about the Building 4100 tree line /airport fence project included in this newsletter.

I hope everyone has a nice fall season.

Monthly CAMS Maintenance Report

- The Fire Marshall was on property September 10th to perform an annual Fire Inspection. The Preserve property passed the inspection.
- Clear Vision Glass Company has been approved as the vendor to install wind/rain store-front enclosures at the building 3102 stack.
- Thacker Asphalt has been selected as the vendor to begin installing the sealcoat in October.
- Mansfield Brothers are scheduled to replace the mini split unit that controls the temperature for Building 4's elevator #1 maintenance room.
- Highland Roofing was on site September 13th to replace missing shingles that were blown off during Hurricane Dorian.
- Rodney and Mike will be performing any remaining punch list items left over from Hurricane Dorian.