**Glebe Harbor – Cabin Point Association, Inc.**

**751 Glebe Harbor Drive, Montross, VA 22520 November 8, 2021**

**TO: All GHCP Property Owners and Members**

 **Notice of General Membership Meeting**

**This letter provides notice of the General Membership Meeting of the Glebe Harbor – Cabin Point Association, Inc., that will be held on Saturday, December 4, 2021, at 9:30 am. The meeting will be held at the GHCP Clubhouse located at 751 Glebe Harbor Drive, Montross, VA 22520.** The purpose of the meeting is to update the general membership on current business of the GH-CP Association and the GH-CP Sanitary District, as well as the status of pending waterway and shoreline projects.

*Please note:* Compliance is expected with masking and social distancing guidance as required by the Commonwealth of Virginia and any executive orders in effect at the time of the meeting.

**What’s Planned for the Agenda.**

**Townhall with District 2 Supervisor.** At the August meeting, we announced that our District Supervisor, Russ Culver, would like to bring the membership up to date on issues under consideration by the County Board of Supervisors. We are setting aside time at this meeting for Mr. Culver to update the community on key issues and answer questions.

**GH-CP Association Business Matters: Budget Proposal for FY 2022-2023.** In accordance with the Association’s By-Laws, the proposed budget for the upcoming fiscal year (FY 2022-2023) is presented to the membership during the December general membership meeting. The projected expenses of the Association are not expected to increase more than 10% from the estimated expenses for the current fiscal year. Accordingly, the proposed budget is presented for information only; a vote on the proposed budget is not required.

**Increase in Boat/Trailer/RV Storage Rental Charges.** The Board of Directors has decided to increase rental charges associated with boat/trailer/RV storage spaces. The boat storage areas are not included in the properties that are maintained by the GH-CP Sanitary District. The principal source of income to cover maintenance costs for these areas is the boat storage rental income. The board anticipates the need for doing some maintenance of the storage areas over the next few years and is increasing the annual rental charge to $125/space to set aside funds for future maintenance costs. The board will brief the membership at the December 4 meeting.

**GH-CP Sanitary District Business Matters: Maintaining and Improving Recreational Facilities.** On a continuing basis, the board of directors identifies facility maintenance and repair work around the community. We are presently reviewing several potential projects for funding over the next few years that will enhance the pool area (pool deck, furniture, and bathhouses), the Cabin Point Board Ramp bathhouse, parking areas around the Clubhouse, tennis and pickleball courts, further groin repairs on the beaches, installation of new water lines into the Clubhouse, further repairs to the Clubhouse roof, and minor repairs to the Cabin Point Boat Ramp piers—just to name a few. We will brief the membership at the December 4 meeting on these work projects and the preliminary priorities that have been set with the County Administrator for accomplishing this work.

**Engineering Study for Cabin Point Beach.** The initial engineering study is completed and the plan for a living shoreline breakwater has been developed. The proposed plan has been submitted to the VMRC and the Army Corps of Engineers for approval and permitting. We plan to update you with any new information on the permit and approval process at the time of the meeting.

**Come in Person or Send your Proxy.** We urge you to attend the December 4 meeting in person. If you cannot attend, we urge you to complete the attached proxy form and submit it to Barbara K. Cole, Secretary, GHCP Association. Proxies are used to establish quorum for the conduct of business meetings and to vote on matters brought before the membership for consideration.

***All proxies must be received by the Association Office no later than Friday, November 26, 2021.*** Proxies may be submitted in person or by mail to the Clubhouse address, or by email to GHCPAssoc@gmail.com. Be sure to fully complete the requested proxy information to assure your proxy is valid. Please note we are asking you to provide your legal mailing address, rather than your Glebe Harbor – Cabin Point address. This will help facilitate the proxy validation process. As provided by Virginia law, all proxies are subject to validation by the Secretary. Proxies received after November 26 will not be considered valid for use at the December 4 meeting and no proxies will be accepted at the door on the meeting day.

**Jeanne O. Axtell, President, GHCP Board**

**On Behalf of the Board**