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General Manager's New & Views - December 2023

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December Edition
Jim Whitmore, General Manager/COO

I hope everyone enjoyed their Thanksgiving holiday and is enjoying our cooler time of year. We are now quickly moving into the rest of the holiday period where many religious faiths, family and friends celebrate their beliefs and each other's company and the ringing of the New Year. The staff here at Connestee Falls want to wish everyone a joyous and safe holiday, and I am sure, like you, look forward to some downtime to recharge for the upcoming year. As always, they are very appreciative of all your generous and kind contributions to the Employee Fund as this shows them all our appreciation for their dedication and hard work on the behalf of Connestee Falls.

We continue to make significant progress on the Activity and Wellness Center. Currently, the exterior hardscape is almost complete, except for sidewalks, and we hope to start installing landscape the first part of next year. Exterior siding will begin to be installed before year end. On the inside, all framing is complete, ceiling drywall has been hung, and insulation installed and drywall on the interior walls should be hung in place by year end. All flooring materials are ordered and will be delivered by the middle of February. Once flooring is complete the new fitness equipment will be installed, which is tentatively set for the week of March 11, 2024. This should allow us to meet our internal goal of having the new building open for use in April 2024. One favor we need to ask is that members do not enter the construction site until the building is officially open, as this creates a liability issue if any injuries were to occur.

Last month the Board sent out communicating the enforcement of our Governing Documents regarding renting your home within Connestee Falls. Our documents specify a duration of a minimum of 30 days for any rental application, per our lease exhibit within our Declaration. Since the announcement, a coalition of members have engaged legal counsel to challenge the Boards interpretation, which was made after the Board receiving a legal opinion from our own legal counsel. Based on the current situation we will not be able to communicate directly with members on this topic until any legal dispute has been resolved through the legal process. We will, however, like I am now, give general updates.

Regarding connectivity, currently Verizon, and from what I understand, the other major carriers, have begun to rollout 5G service in the city of Brevard and the surrounding Transylvania County area. Personally, I have Verizon and I have noticed a better signal in many locations, including areas within Connestee Falls, where previously I had a very weak or no signal at all. We are also working with the County Sheriff's Office, Emergency Medical Services, and the city of Brevard, to see if we can access government grant funds to pay for an installation of a communication tower in a location that would benefit all parties.

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During the State of North Carolina annual dam inspections this year we were notified of a new regulation put in place that requires new downstream modeling for any potential breach and required updating of our Emergency Action Plan (EAP) for each dam location. We were required to engage a specialized engineer to write the new EAP's and submit them to the State for approval. Last week we received final approval on the EAP for the Atagahi dam and expect the other three EAP's to be approved before year end. It is important to note that all our dams passed their inspection and that they are all considered safe and sound at this point in time. The EAP's updates were strictly a paperwork update based on the new State regulations.

2023 turned out to be a lot better than the previous years with the reduction or elimination of the pandemic restrictions. This allowed for us to report record revenues in our Food & Beverage and Gold operations. There were also increases in all amenity usage such as pickleball, tennis, bocce, pool and almost all our social groups within the community. It has been great to see everyone enjoying all Connestee Falls has to offer.

I look forward to working with the dedicated Team of employees, the Board, Committees, Group Leaders, and all the community Volunteers, in making 2024 an even better year of experiences.

As always stay safe and continue to help each other. Happy Holidays!

Regards

Jim