

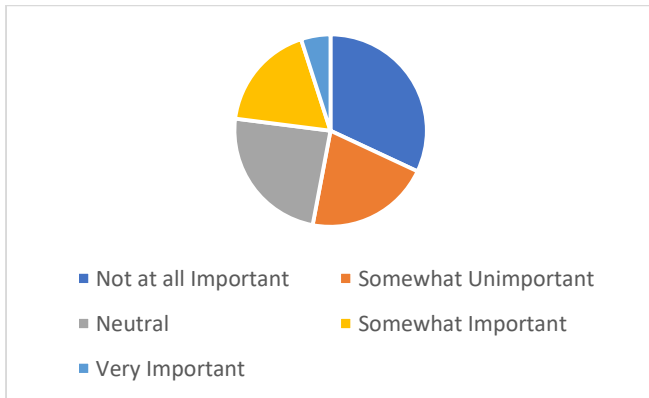
ACBC OWNER SURVEY

GMAIL SURVEYMONKEY TOTAL %

TOTAL NUMBER OF RESPONSES 61 74 135 100%

How important are social activities (e.g., annual BBQs, Easter egg hunt, annual garage sale) to you and your family? 57 74 131

53% said not at all important or unimportant



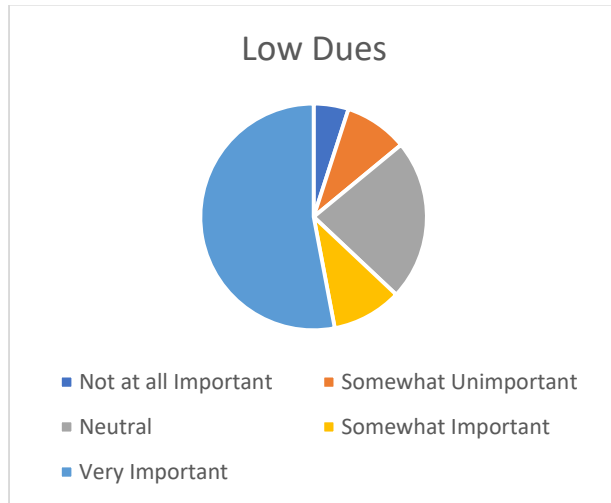
| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 17 | 24 | 41 | 32% |
| 2 - Unimportant | 15 | 13 | 28 | 21% |
| 3 - Neutral | 12 | 19 | 31 | 24% |
| 4 - Important | 10 | 14 | 24 | 18% |
| 5 – Very Important | 3 | 4 | 7 | 5% |

How important is keeping the dues and assessments low? 56

74

130

63% said very important or important



1 – Not at all important

3

4

7

5%

2 -

5

7

12

9%

3 -

13

17

30

23%

4 -

4

9

13

10%

5 – Very Important

31

37

68

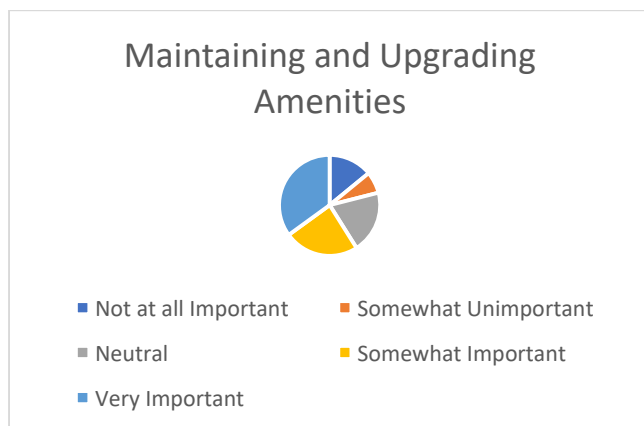
53%

How important is maintaining and upgrading the existing amenities? * 57

74

131

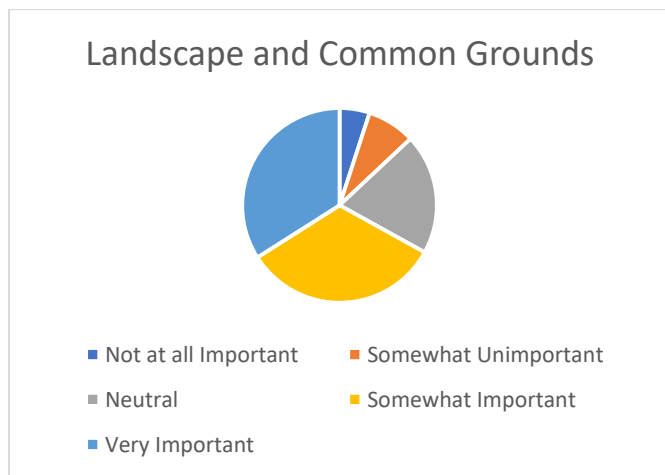
59% said very important or important



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 11 | 7 | 18 | 14% |
| 2 - | 3 | 6 | 9 | 7% |
| 3 - | 10 | 17 | 27 | 20% |
| 4 - | 13 | 18 | 31 | 24% |
| 5 – Very Important | 20 | 26 | 46 | 35% |

How important are ACBC common grounds maintenance and landscaping efforts? 57 74 131

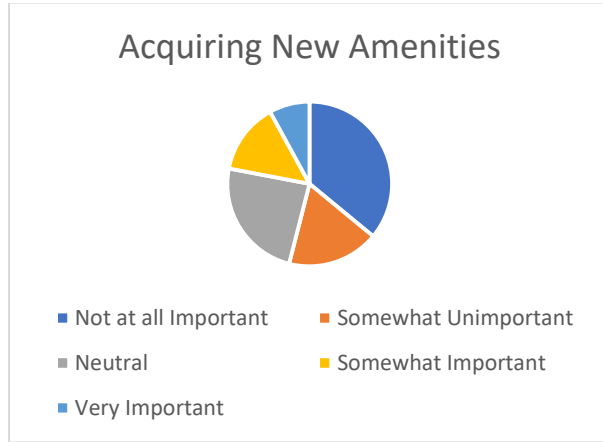
67% said very important or important



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 9 | 7 | 16 | 5% |
| 2 - | 5 | 6 | 11 | 8% |
| 3 - | 8 | 18 | 26 | 20% |
| 4 - | 22 | 21 | 43 | 33% |
| 5 – Very Important | 13 | | | |

How important is the acquisition of new amenities? * 57 74 131

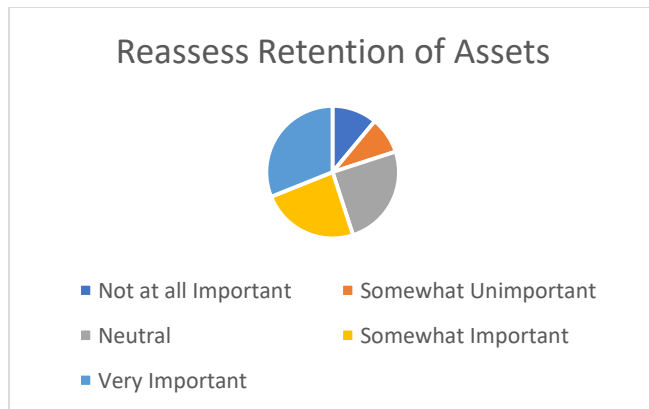
54% said not at all important or unimportant



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 24 | 23 | 47 | 36% |
| 2 - | 9 | 15 | 24 | 18% |
| 3 - | 12 | 19 | 31 | 24% |
| 4 - | 10 | 9 | 19 | 14% |
| 5 – Very Important | 2 | 8 | 10 | 8% |

How important is the reassessment of whether to keep, convey, or demolish assets? 56 / 74 / 130

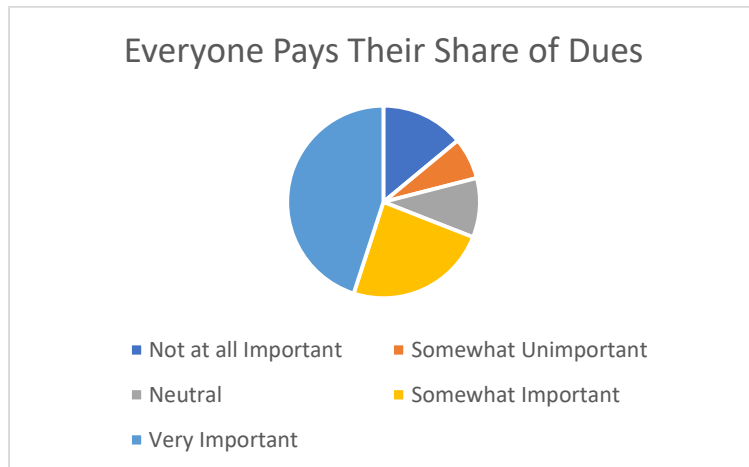
55% said very important or important



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 6 | 8 | 14 | 11% |
| 2 - | 6 | 6 | 12 | 9% |
| 3 - | 12 | 21 | 33 | 25% |
| 4 - | 15 | 16 | 31 | 24% |
| 5 – Very Important | 17 | 23 | 40 | 31% |

How important is ensuring that everyone pays their dues and assessments? * 56 / 74 / 130

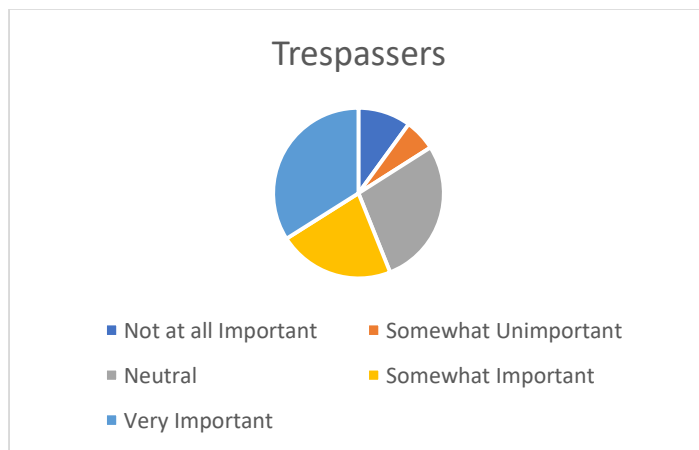
69% said very important or important



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 11 | 7 | 18 | 14% |
| 2 - | 1 | 8 | 9 | 7% |
| 3 - | 7 | 6 | 13 | 10% |
| 4 - | 12 | 20 | 32 | 24% |
| 5 – Very Important | 26 | 33 | 58 | 45% |

How important is keeping trespassers away from common areas? 57 / 74 / 131

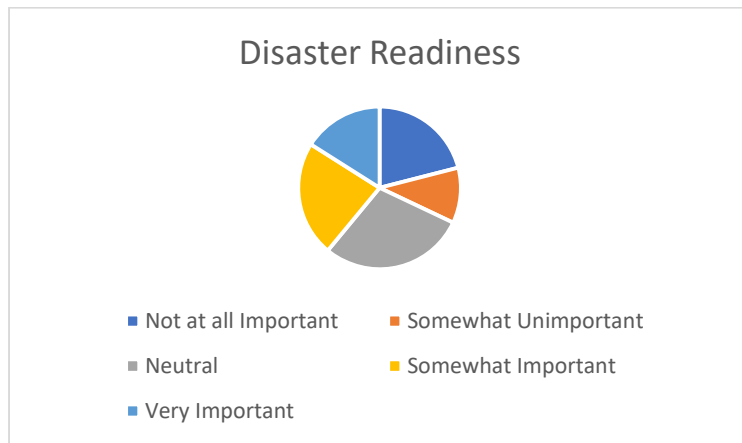
56% said important or very important



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 8 | 5 | 13 | 10% |
| 2 - | 3 | 4 | 7 | 6% |
| 3 - | 20 | 17 | 37 | 28% |
| 4 - | 11 | 18 | 29 | 22% |
| 5 – Very Important | 15 | 30 | 45 | 34% |

How important is the development of neighborhood disaster readiness teams? 56 / 74 / 130

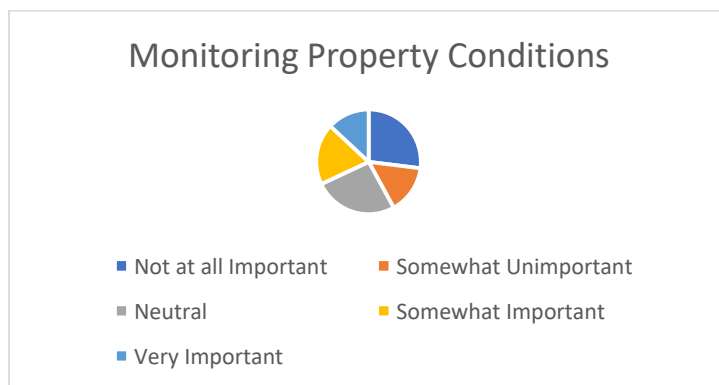
39% said important or very important. 29% were neutral.



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 10 | 17 | 27 | 21% |
| 2 - | 8 | 6 | 14 | 11% |
| 3 - | 19 | 19 | 38 | 29% |
| 4 - | 13 | 17 | 30 | 23% |
| 5 – Very Important | 6 | 15 | 21 | 16% |

How important is providing assistance to homeowners in monitoring and maintaining neighboring property conditions? * 56 / 73 / 129

42% said not at all important or unimportant. 26% were neutral.



| | | | | |
|--------------------------|----|----|----|-----|
| 1 – Not at all important | 16 | 19 | 35 | 27% |
| 2 - | 13 | 6 | 19 | 15% |
| 3 - | 15 | 19 | 34 | 26% |
| 4 - | 8 | 16 | 24 | 19% |

5 – Very Important

4

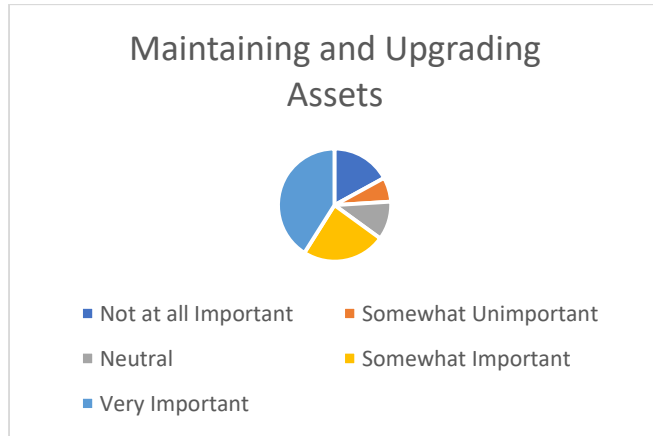
13

17

13%

How important is maintaining and/or upgrading our club assets (e.g., the Shelter club house, pool, playground, lower Byrd Road, etc.), so they are functional, attractive, and safe? * 57 / 74 / 131

65% said very important or important



1 – Not at all important

9

13

22

17%

2 -

6

3

9

7%

3 -

4

11

15

11%

4 -

14

17

31

13%

5 – Very Important

24

30

54

41%

Of the priorities you identified above, which are the three (3) most important to you? [long answer text] 52 + 65 = 117

Low dues and assessments

1

1

1

Maintaining and upgrading amenities/common grounds

2

2

2

Ensuring payment of dues and assessments

3

3 (tie)

3

Assisting homeowners in maintaining property conditions

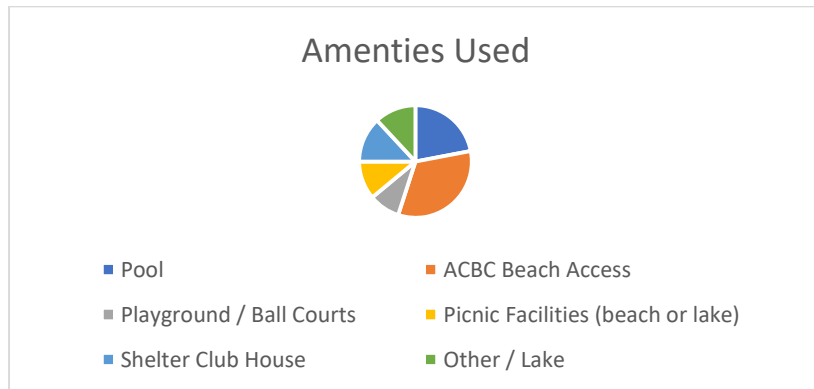
0

3 (tie)

4

Which amenities do you or your family members use (pick as many as applicable)? 52 / 71 / 123 replies / 317 selections

33% said ACBC Beach Access



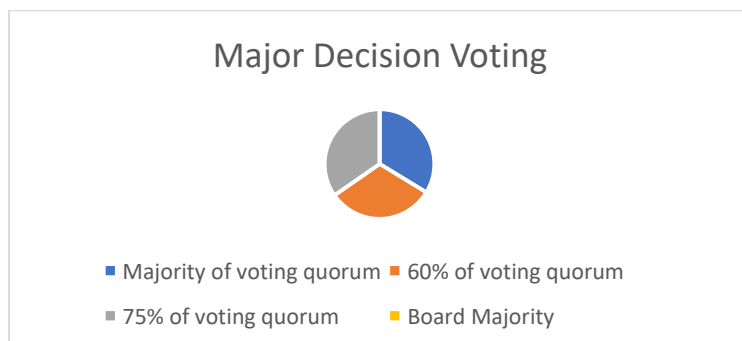
| | | | | |
|-----------------------------------|----|----|-----|-----|
| Pool | 36 | 35 | 71 | 22% |
| ACBC Beach Access | 43 | 62 | 105 | 33% |
| Playground / ball courts | 5 | 22 | 17 | 9% |
| Picnic facilities (beach or lake) | 18 | 17 | 35 | 11% |
| Shelter club house | 20 | 22 | 42 | 13% |
| Other (lake) | 21 | 16 | 37 | 12% |

What other amenities would you like to see? [long answer text] (Go to last page)

Do you have any additional comments about ACBC priorities or amenities? [long answer text] (Last page)

In your opinion, what level of voting should be required for a major proposal to pass? 59 / 67 / 126

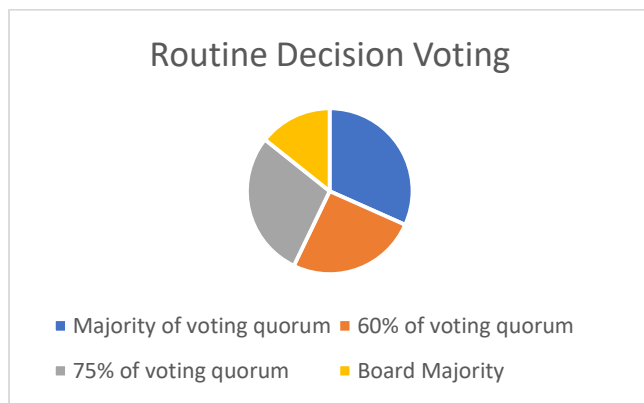
64% preferred a majority or 60% of quorum.



| | | | | |
|---|----|----|----|-----|
| Majority (50% + 1) of the voting quorum | 19 | 22 | 41 | 33% |
| 60% of voting quorum | 19 | 20 | 39 | 31% |
| 75% of voting quorum | 18 | 25 | 32 | 34% |
| Majority of Board (no member vote) | 0 | 0 | 0 | 0% |
| Other | 3 | 0 | 3 | 2% |

The governing documents may contain inconsistent provisions about the levels of voting required to approve normal operational decisions (e.g., unbudgeted expenditures exceeding \$8,000). In your opinion, what level of voting should be required for an operational proposal to pass? 59 / 65 / 124

56% preferred majority or 60% of quorum.



| | | | | |
|---|----|----|----|-----|
| Majority (50% + 1) of the voting quorum | 23 | 16 | 39 | 31% |
| 60% of voting quorum | 13 | 18 | 31 | 25% |
| 75% of voting quorum | 14 | 21 | 35 | 28% |
| Majority of Board (no member vote) | 7 | 10 | 17 | 14% |
| Other | 2 | 0 | 2 | 2% |

Do you have any additional comments about member voting? [Long answer text] (Go to end)

The ACBC should be more helpful to owners in correcting or ensuring their neighbors' property conditions meet all currently established covenants and restrictions. The Board should help arrange for more assistance to homeowners who need to resolve covenant disputes. (select one): * 60 / 70 / 130

43% agreed or strongly agreed.

Property Condition Assistance



- Strongly Agree ■ Agree
- Neutral ■ Disagree
- Strongly Disagree

| | | | | |
|-------------------|----|----|----|-----|
| Strongly Agree | 9 | 14 | 23 | 18% |
| Agree | 17 | 15 | 32 | 25% |
| Neutral | 13 | 13 | 26 | 20% |
| Disagree | 3 | 13 | 16 | 12% |
| Strongly Disagree | 18 | 15 | 33 | 25% |

ACBC should re-establish an Architectural Review Committee and homeowners should be able to seek advance approval from that committee before investing in new construction or expensive home modifications (select one): * 60 / 70 / 130

43% disagreed or strongly disagreed.

Architectural Review Committee

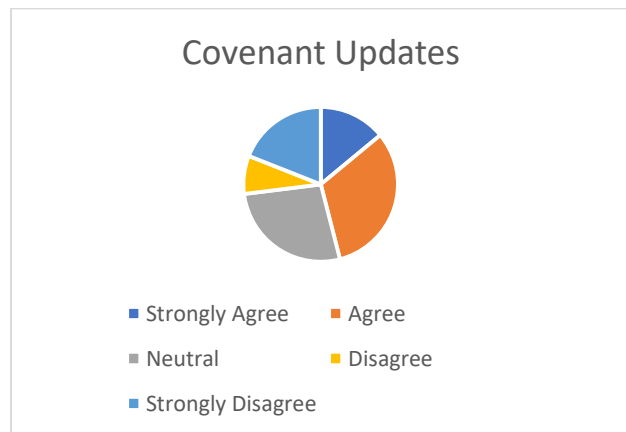


- Strongly Agree ■ Agree ■ Neutral
- Disagree ■ Strongly Disagree

| | | | | |
|-------------------|----|----|----|-----|
| Strongly Agree | 17 | 4 | 21 | 16% |
| Agree | 15 | 12 | 27 | 21% |
| Neutral | 12 | 14 | 26 | 20% |
| Disagree | 8 | 17 | 25 | 19% |
| Strongly Disagree | 8 | 23 | 31 | 24% |

ACBC should review and possibly update the covenants (select one): * 57 / 66 / 123

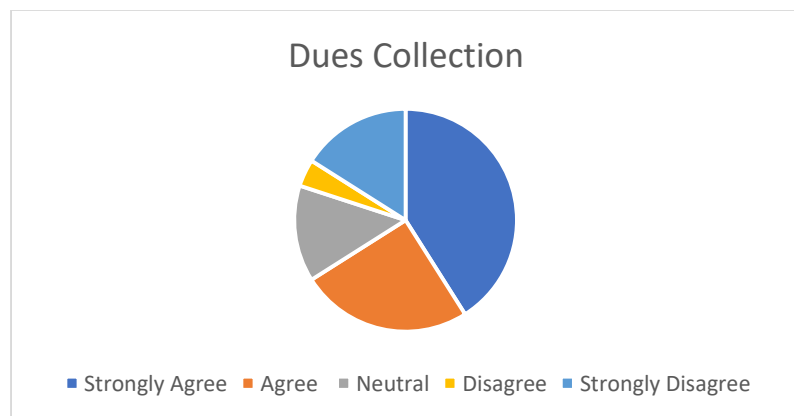
46% agreed or strongly agreed.



| | | | | |
|-------------------|----|----|----|-----|
| Strongly Agree | 8 | 9 | 17 | 14% |
| Agree | 21 | 19 | 40 | 32% |
| Neutral | 16 | 17 | 33 | 27% |
| Disagree | 3 | 7 | 10 | 8% |
| Strongly Disagree | 9 | 14 | 23 | 19% |

The ACBC should be more proactive in collecting dues and assessments from all owners (select one): * 60 / 70 / 130

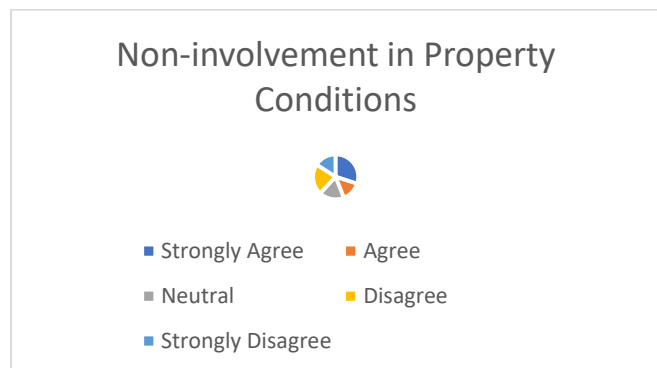
66% strongly agreed or agreed.



| | | | | |
|-------------------|----|----|----|-----|
| Strongly Agree | 25 | 28 | 53 | 41% |
| Agree | 14 | 19 | 33 | 25% |
| Neutral | 9 | 9 | 18 | 14% |
| Disagree | 1 | 4 | 5 | 4% |
| Strongly Disagree | 11 | 10 | 21 | 16% |

The ACBC should not involve itself in owners' property use and maintenance issues (select one): 60 / 71 / 131

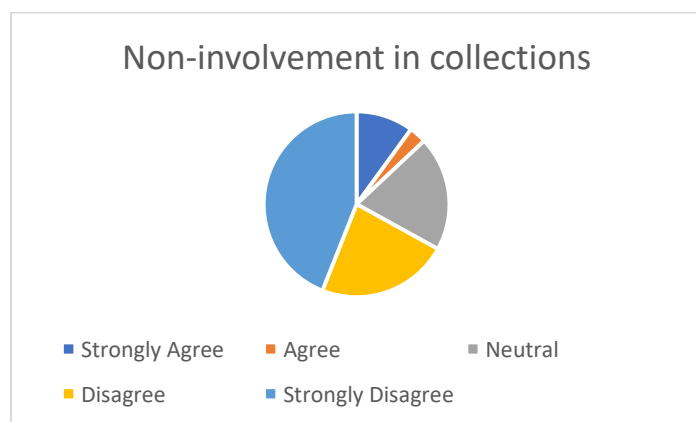
44% strongly agreed or agreed.



| | | | | |
|-------------------|----|----|----|-----|
| Strongly Agree | 16 | 23 | 39 | 30% |
| Agree | 6 | 12 | 18 | 14% |
| Neutral | 15 | 9 | 24 | 18% |
| Disagree | 16 | 13 | 29 | 22% |
| Strongly Disagree | 7 | 14 | 21 | 16% |

The ACBC should not attempt to collect delinquent dues and assessments (select one): 60 / 0 / 60 [question omitted in error from Monkey Survey]

67% strongly disagreed or disagreed.

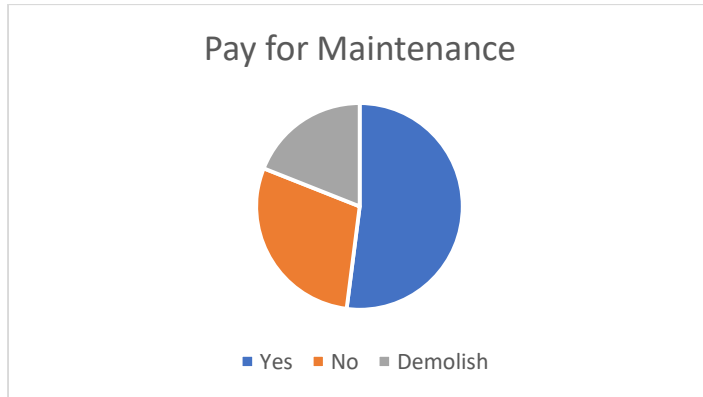


| | | | | |
|-------------------|----|---|----|-----|
| Strongly Agree | 6 | 0 | 6 | 10% |
| Agree | 2 | 0 | 2 | 3% |
| Neutral | 12 | 0 | 12 | 20% |
| Disagree | 15 | 0 | 14 | 23% |
| Strongly Disagree | 26 | 0 | 26 | 44% |

Do you have any additional comments about the enforcement functions of ACBC? (Go to end)

Would you be willing to approve sustained dues increases and/or periodic assessments as determined by vote to pay for maintaining the ACBC common property? (select one): * 57 / 69 / 126

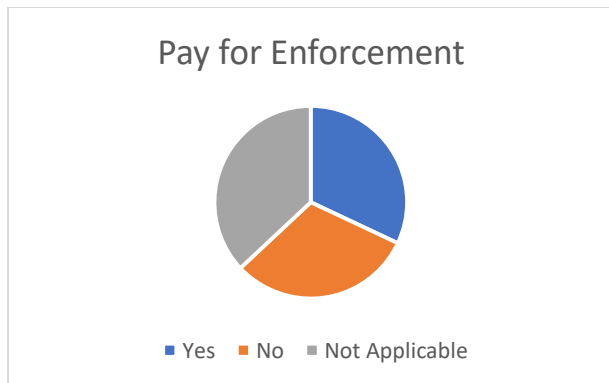
52% said yes.



| | | | | |
|---|----|----|----|-----|
| Yes | 30 | 35 | 65 | 52% |
| No | 13 | 23 | 36 | 29% |
| Would prefer a vote to demolish deteriorating amenities | 14 | 11 | 25 | 19% |

If you responded that you would like ACBC to assist homeowners with covenant enforcement issues or dues collection, would you be willing to pay for that? * 57 / 68 / 125

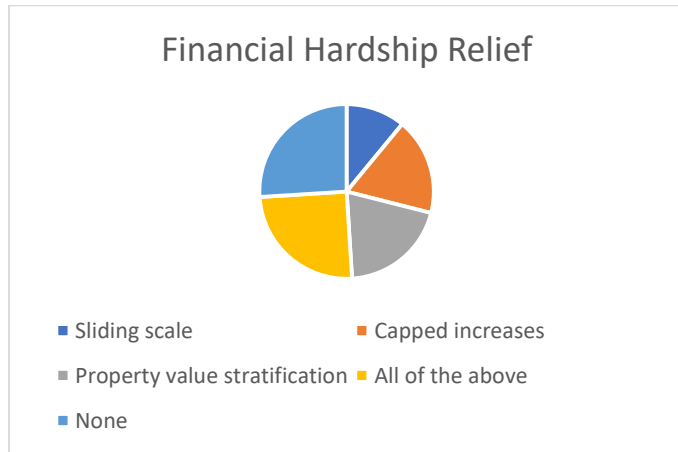
37% said not applicable.



| | | | | |
|--|----|----|----|-----|
| Yes | 18 | 22 | 40 | 32% |
| No | 16 | 23 | 39 | 31% |
| Not applicable. I voted against enforcement. | 23 | 23 | 46 | 37% |

Some of the improvements discussed in this survey would increase costs and, therefore, increase dues and special assessments. What measures would you support in helping people avoid a financial hardship? (check all that apply): * **56 / 64 / 120 replies / 142 selections**

74% preferred some form of relief.



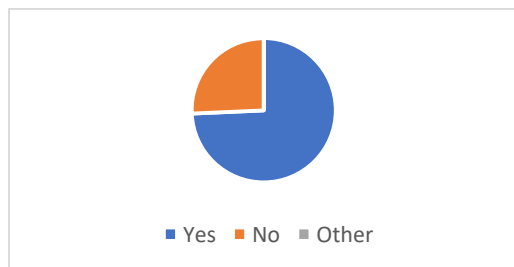
| | | | | |
|---|----|----|----|-----|
| Sliding scale for qualifying members | 3 | 13 | 16 | 11% |
| Capped increases for seniors and disabled individuals | 9 | 17 | 26 | 18% |
| Stratified based on property value | 9 | 19 | 28 | 20% |
| All of the above | 22 | 13 | 35 | 25% |
| None; maintain status quo | 18 | 19 | 37 | 26% |

Do you have any additional comments about dues and fiscal planning? (Go to end)

Are you a full-time resident of Admiral's Cove?

58 / 71 / 129

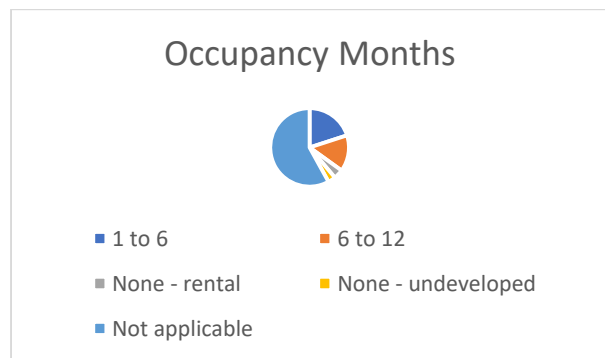
74% said yes.



| | | | | |
|-----|----|----|----|-----|
| Yes | 43 | 52 | 95 | 74% |
| No | 15 | 19 | 34 | 26% |

If not, how many months per year do you reside in Admiral's Cove? 46 / 49 / 95

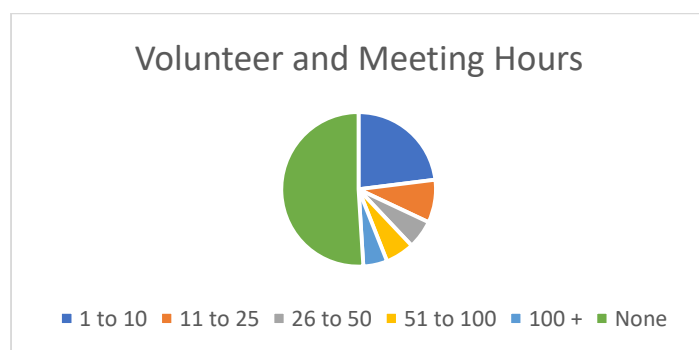
58% said not applicable.



| | | | | |
|------------------------|----|----|----|-----|
| 1 to 6 | 7 | 12 | 19 | 20% |
| 6 to 12 | 11 | 3 | 14 | 15% |
| None – rental property | 3 | 1 | 4 | 4% |
| None – undeveloped lot | 1 | 2 | 3 | 3% |
| Not applicable | 27 | 28 | 55 | 58% |

How many hours did you spend on ACBC activities (including attending Board meetings) or volunteer service during 2022? 58 / 70 / 128

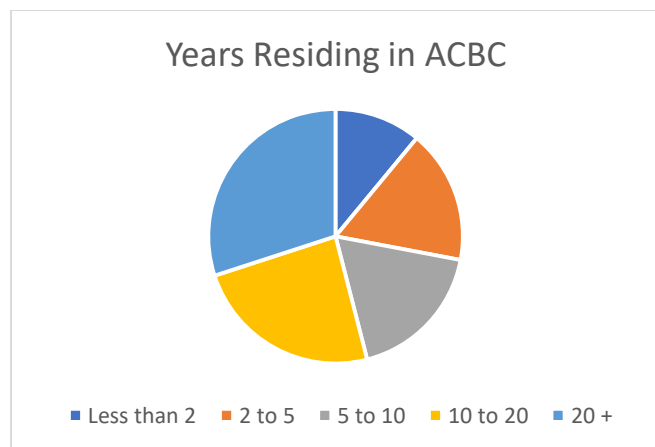
51% said zero. 74% said 10 or fewer.



| | | | | |
|-----------|----|----|----|-----|
| None | 25 | 40 | 65 | 51% |
| 1 to 10 | 15 | 14 | 29 | 23% |
| 11 to 25 | 6 | 6 | 12 | 9% |
| 26 to 50 | 4 | 4 | 8 | 6% |
| 51 to 100 | 4 | 4 | 8 | 6% |
| 100 + | 4 | 2 | 6 | 5% |

How long have you owned property in Admiral's Cove? 60 / 71 / 131

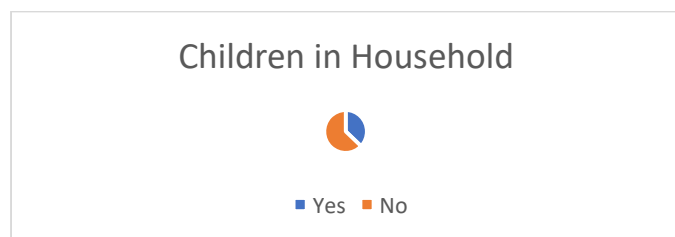
54% said 10 years or more.



| | | | | |
|-------------------|----|----|----|-----|
| Less than 2 years | 10 | 5 | 15 | 11% |
| 2 to 5 years | 8 | 14 | 22 | 17% |
| 5 to 10 years | 14 | 9 | 23 | 18% |
| 10 to 20 years | 13 | 19 | 32 | 24% |
| 20 + years | 15 | 24 | 39 | 30% |
| Other | 0 | | | |

Do children reside in your household or visit frequently? 56 / 70 / 126

63% said no.



| | | | | |
|-----|----|----|----|-----|
| Yes | 23 | 24 | 47 | 37% |
| No | 33 | 46 | 79 | 63% |

What factor(s) influenced your decision to buy property in Admiral's Code? [long answer text] (Go to end)

How satisfied are you with your decision to date? [long answer text]

Do you have any additional comments about demographic factors that we should consider? [long answer text]

Do you feel that you are adequately informed of ACBC activities and meetings? If not, what could ACBC do to improve your experience? [long answer text]

Please provide any further comments or issues of concerns that were not addressed in this survey: [long answer text - paragraph]

TEXT ANSWERS

What other amenities would you like to see? [long answer text]

Pickleball court

An outdoor covered fitness park, example: <https://fitlot.org/plan-a-fitlot/>

Fishing in Lake

maybe a phone directory for residents

I would just like to see quality and safety of current amenities improve and oriented towards the families who live in the cove.

Extended pool season and hours. Covered/indoor pool. Add jacuzzi. No lifeguards needed, just a sign stating you swim at your own risk.

neighborhood watch

None. For the short season we have for pool activities, obligating monies for other 'feel good' projects would not benefit the community as a whole.

Guest WiFi and security cameras at the shelter.

Water Aerobics Classes. Yoga Classes. Free little library where we can exchange books and puzzles at the shelter.

The pool enclosed in order for it to be utilized throughout the year.

current is enough

pickleball court(s)

Nicer clubhouse

Cleanup of the existing amenities that are included in the dues. Not the pool.

Maintain what we have before expending any monies/volunteer time/effort

Hot Tub / Sauna

Lake cleanup, swimming beach and picnic area on the side of the lake.

A gym

Pickleball court, lake access, repairs to pool building

Shared "loan" of recreation equipment/potentially croquet sets, badminton set, etc.

[Do you have any additional comments about ACBC priorities or amenities? \[long answer text\]](#)

should be a tenet of your fiduciary responsibility as a BoD.

No HOA as there is no way to change the mismatch of properties in the development (old houses, trailers, fancy beach houses, etc). Opening pool to public memberships would provide for the expenses of maintaining said property by the people who actually use it.

Until you actually become an HOA, items like neighbor housing/upkeep and actively enforcing trespassing (with security guards?) should not be a priority. I think you should focus on your existing amenities/assets and Beach Club. Keep up the good work and thank you for volunteering.

I would like an HOA! I would like the homeowners in the neighborhood to not be allowed to park their trailers or cars in setback areas, front yards and on the edge of the road which is county property. Homeowners should be utilizing their driveways for their cars and trailers, not their front yards! It is unsafe for children and pedestrians to have trailers parked on the side of the road indefinitely, and it looks trashy. You should not be able to have junk in your driveways or front yards or non-registered vehicle's parked in front of your home on the edge of the road. And no more businesses run from your driveway curb or yard on a regular basis.

Thank your for doing this survey. If I lived FT at ACBC I would have rated the social activities and disaster preparedness as a 5.

Your survey limits how people can respond by assuming everyone uses a cell and/or google accounts/gmail. You will miss a lot of elderly and poorer income. Hope that's not your intent. Why didn't the board use an internet survey that most clubs and businesses use, e.g., Survey Monkey, lots of others?

Maintain as a Club but NO HOA

The common areas and playground improvements look great

Maintenance of the hillside above the lake... overgrown trees and vegetation.

I really appreciate this survey and movement toward clarity and transparency.

Would it be worth exploring having a temporary, seasonal shelter (like a bubble tent I have seen before) constructed in the winter months over the pool so that it could be functional year round for residents?

NO HOA!!!

I do not like anyone in my business and I do not want to have to pay for amenities that I and my family do not use. The reason we have all the lawsuits is that we keep acting like we are an HOA.

The Board did not shut down the pool when the members voted to do so and our dues are ridiculously high to cover a sunk coast that only increases and can never break even. We are run by the few people who own property on the water who want to be Useless Bay. They should move there. The rest of us are just middle class minding our own business. We are not an HOA, have never been one and do not want to live where there is one. This is only a Beach Club.

Maintain what we have with minimal additional fiscal impact to owners. ACBC taxes (yes they are taxes) are too high for what is provided. Your question about monitoring neighboring properties is concerning. My understanding is ACBC is a beach club, not a HOA - I believe the courts ruled on that? We arrived after your previous debacle & continue to see & hear the division previous / current BoDs have caused. I would like you (BoD) to be much more transparent - sharing more information with owners with like minded owners so we can organize and have a say in the direction of our Beach Club. From my perspective it looks like there is a small cohort of older, retired owners who 'run' ACBC'. Perhaps you should canvas the owners and ask about annual taxes (yes, taxes) being charged and the impact on their financial well being - seems that should be a tenet of your fiduciary responsibility as a BoD.

No HOA as there is no way to change the mismatch of properties in the development (old houses, trailers, fancy beach houses, etc). Opening pool to public memberships would provide for the expenses of maintaining said property by the people who actually use it.

Until you actually become an HOA, items like neighbor housing/upkeep and actively enforcing trespassing (with security guards?) should not be a priority. I think you should focus on your existing amenities/assets and Beach Club. Keep up the good work and thank you for volunteering.

I would like an HOA! I would like the homeowners in the neighborhood to not be allowed to park their trailers or cars in setback areas, front yards and on the edge of the road which is county property. Homeowners should be utilizing their driveways for their cars and trailers, not their front yards! It is unsafe for children and pedestrians to have trailers parked on the side of the road indefinitely, and it looks trashy. You should not be able to have junk in your driveways or front yards or non-registered vehicle's parked in front of your home on the edge of the road. And no more businesses run from your driveway curb or yard on a regular basis.

Thank your for doing this survey. If I lived FT at ACBC I would have rated the social activities and disaster preparedness as a 5.

Your survey limits how people can respond by assuming everyone uses a cell and/or google accounts/gmail. You will miss a lot of elderly and poorer income. Hope that's not your intent. Why didn't the board use an internet survey that most clubs and businesses use, e.g., Survey Monkey, lots of others?

Maintain as a Club but NO HOA

need to find neutrality

I think that if the pool access is not included in your dues then the money from the dues should not go to the pool. End of story. The dues should go to the beach and the other free existing amenities and people with the funds to pay for the pool and don't mind that it is hardly ever open can pay for it's maintenance. I will not pay \$150 to a pool that I can only use a couple hours on a few days a week. My old neighborhood removed the lifeguard and we opened the pool from dawn to dusk with puck access and it worked great.

Deed the "lake" to those properties that have direct access with an easement to ACBC. The community is spending far to much time and && for something those owners receive 99% of the benefit. Protect "private property" (beach access) - especially during fishing season to ACBC members. Do a better job explaining how dues work. People think ALL their dues go to the pool & get pissy when they need to pay for using it. Members need to understand there is a usage fee when the pool is open in addition to their dues. There is an extreme lack of understanding that ACBC has more assets than just the pool. It's also okay for the board to snap back to those constant complainers about this or that. Example: complaining something wasn't put away at the pool or garbage on the beach. Instead of asking if they would like to help, say something such as...it sounds like you would be a good community member to coordinate a regular beach clean-up and/or sounds like you would be a good community member to coordinate closing up the pool for the season. Get others involved instead of just the same people and burn 'em out like [REDACTED]. [Redacted]

ACBC community members need more involvement yet there is so much infighting/ugliness in conversations it is a turn off. I hope there is some sort of follow-up with this survey so the community can see the input. We do appreciate the time and effort that volunteers provide the community. Perhaps there could be some sort of communication that equates the volunteer time to the savings to ACBC.

Maintenance issues/projects should have a priority ranking.

Would like to see cleanup of abandoned and derelict vehicles on community roads and in driveways.

ACBC should be a voluntary membership based on peoples desire to belong. Everyone else should be left alone. ACBC is NOT an HOA and should not be demanding money for things people dont want to use or support.

My dues are paid and they will continue to be but what about the elderly on a fixed income?

Building a club house over 500,000 when people's homes need repairs. And the money could be used to fix potential sink holes in our road on dewy.

We paid for a wall and see nothing of the kind in front of the pool area...and poor communication about it.

Appreciate the commitment and actions of the ACBC Volunteer Board.

We are concerned with the public park next door and do not want people from ACBC or the park coming and going through our neighbor's yard to go back and forth. Also, we do not want the public using our facilities.

Stop putting money into the pool and its structure as a priority, and make the shelter a nice place so member would like to use it and appreciate where their money goes.

I think we need to look into turning over the lake, lower Byrd and the bluff to Island County. ACBC and members can't afford a natural disaster that these areas might cause. We (tax payers) are paying for road construction at Lagoon Point's version of our lower Byrd that needed reinforcement. Why isn't the county doing this work for us? I

know, ACBC owns it. These areas were given to the ACBC BOD's a long time ago without member approval. Anyway, I think ACBC needs to form a committee or have some members of the BOD start attending Island County Commissioner monthly meetings, tell them ACBC is a beach club not a land trust and find out how to transfer these areas to the county. Think of all the assessments we could avoid. We paid to fix the lake and the outflow pipe is next but ACBC is trying to replace the pool building (another huge assessment). We are spending countless dollars on road maintenance, tree trimming, ditch cleaning, etc. We can't even get all of our members to pay dues. My point is we pay taxes for the rest of Island County but we are left out because BOD members in the past agreed to acquiring the lake, the bluff and lower Byrd when it was acquired without member permission? We can't even get all of our members to pay dues. I guess the first thing to do is find out if this is what members want?

We are not an HOA. We are a Recreational Club with forced membership.

This is NOT a homeowners association and should NEVER act as one. LET PEOPLE BE!!!

Pickle Ball please

The lake is a priority and needs to be dealt with. open the canals and tide gate!

With taxes getting so high, and then our dues getting so high, it's becoming unaffordable to live here. I think that needs to be taken in consideration. We're not all rich.

Dues are too high

we LOVE the pool and would love any pool amenities added like: fix the sauna, make the pool heated and open for longer in the year if not all year

I appreciate the way your organization reaches out to get homeowner's opinions! Great job everyone!

Parking boats, RVs and cars in/on front yards should be enforced. Destroys everyone's property values.

Extra Traffic speeders when pool is open -- paying for life guards

Let's build the hot tub Let's make the lake a Salt Lagoon like the one at the end of Penn Cove. Will clean itself, create a Salmon Run; would be cheaper than you think 🤔

Safe access to the beach from either side of the pool house. So many residents struggle to get to the beach. Others can no longer enjoy the beach due to personal safety issues.

I would love to see pickle ball courts

We are not an HOA and unless 100 percent say yes it will not be valid.

keep the cost low and minimal. Maintaining existing amenities, refrain from thinking about new ones.

Cease the criminal disenfranchisement of members that started with the "assessment refund" fake out of low income members.

1. Covenants need reworking and made enforceable by ACBC. 2. Mobile campers are basically mobile homes which covenants do not allow. They need to go. They make our neighborhood look like a trailer park.

I did not. This is not an HOA and to force members to become part of the admiral's cove Beach club to pay dues is not right. It's like you trying to force someone to join a church or a group against their will without their approval then trying to enforce fees.

I think the one thing left out of cost is how much the volunteers save the homeowners on yearly dues. I for see that never will we have such wonderful people that give so much. Second thought is maybe ACBC future plans buying a

lot up above to make a small toddler park. Stroller parents and family members might find that a great addition to The Cove.

Assessments should be optional based on whether or not owner even uses whatever the fee is for

Tho I do not use the social activities I think they're important community building events (I may someday). I'm pleased with the upkeep and improvements I've seen in the last 10 years, thank you to all the board/committee members who serve us!

Appreciate all the efforts to upgrade and maintain pool and playground space that make facilities such an asset

Due to the economy I think keeping the assets we have, not upgrading unless necessary and curb unnecessary spending is vital

Lifeguards should be trained to clean bathrooms, clean the pool deck, set up pool deck for days' activities, enforce pool rules, and stay off their phones while on the pool deck actively lifeguarding.

ACBC should examine and consider the coercive and punitive nature in which it obtains its funds. What happens to the principles of free association? Property owners who wish to be members are free to join and support the ACBC. Those who do not wish to be members should be free to resign their memberships. Compelling dues and assessments against those who do not use the amenities runs counter to the bulwark of a free society.

Disability access to beach for wheel chairs.

Would love to have a email newsletter again of current projects, priorities and volunteer opportunities.

Keep it all and keep it nice

The pool is a wonderful asset and needs to be maintained

get tennis court or pickle ball in now we have surplus funds, and get lake cleaned up. it is gross.

Everyone is already struggling with growing costs and fees. Keeping dues and assessments low are vital, especially when attracting home buyers because I can say first hand of how unaware I was about the "assessments" we are forced to pay on top of dues.

Keeping water flowing during power outages should be a top priority. Even if it's just having a number of folks in the community who have keys/access to fire up a backup generator, we should be proactive in planning to keep water flowing during power outage events.

I would love to see the development of walking paths along roadways to get people off the actual road surface. This might mean a partnership of some sort with the county.

Do not do a huge assessment on the club house, yes it's falling apart. But the reserve money can be used for existing buildings. That's what it should be used for. Also hope there are many quotes we can look at. No wedding venue rent out-only five members

EVERYONES VOTE SHOULD COUNT REGARDLESS IF THEY ARE IN GOOD STAndings. Admirals cove looks like a dump. Stop putting money into the pool and add street lights or something to improve the over all look of the community.

Ever increasing dues, and nothing to show for it. If anything is done another assessment is requested. Not sure what the dues pay.

I believe access to the common property should be limited by tag or gates

Neighboring trees should follow ACBC guidelines as to not impact water views

Consider putting a pier in lake Figure a way to make a driftwood free path down to beach.

Demonstrate greater value and relevance to those who do not use pool, picnic facilities, playground, and shelter house.

No HOA and keep out of other peoples business! We have county laws that folks can use if they have issues

Do you have any additional comments about member voting? [Long answer text]

The community could probably use more signage encouraging members to get informed and vote on proposals.

Voting level should be 80% of ALL members.

It would be beneficial to see voting move towards an electronic forum such as this.

There should be a means for secured digital voting. It may be less costly and increase participation.

I think the answer to the "normal" operational expenses should have a limit - (who defines "normal" anyway?) - perhaps unexpected expense under X \$ is a board vote and over that amount is a community vote. Or maybe if the expense can be absorbed by the budget and the usual dues increase each year, the board votes. If it requires an assessment, the community.

NO HOA!

The major problem with voting in ACBC is that so few individuals vote that a "majority" vote only represents a small portion of property owners. Instead of encouraging participation, ACBC actively pursues policies that limit who can vote. Every property owner should have the right to vote, not just those "in good standing". It is absurd that a "voting quorum" is defined as only 10% of members in good standing. For illustrative purposes, let's say that 500 property owners are in good standing. That means that only 50 individuals need to vote (and only 26 have to vote in the affirmative) for the result to be binding. This policy ensures that only a small fragment of the community can make decisions for all. For example, this survey states that "The ACBC lot owners voted by a wide margin (199 to 23) to become an HOA in 2007." Only 199 of the approximately 500 property owners voted to approve this! It should be noted that if an HOA did not exist prior to the purchase of a property, then no property owner can be forced to belong to an HOA. There should be a minimum turnout requirement for any proposal that impacts dues and assessments to be approved. No major proposal should be approved if less than 40% of property owners cast ballots. If ACBC can't get at least 40% of property owners to vote, then they need to focus more on community engagement strategies. Board members alone should NEVER determine the fate of major proposals. It should always be done by a vote of property owners. Otherwise, there is no accountability and it just breeds resentment in the community.

If the majority of the members do not vote, then it is not important to most of the people that live or own property here and should not be implemented. We are all tired of a few people gathering votes of a simple majority, to have decisions of a few shoved down our throats and we all pay in our dues for it.

Thanks for developing and sending out this survey

These questions concern me. Lowering or changing the approval threshold for passing any proposal should always be a majority of the voting quorum. Always. Makes me wonder what is happening behind the scenes in order to game the voting process.

Yes - I do not believe you reach everyone who is eligible to vote. Make it simpler. Our median age, a survey or so ago, showed many elderly residents who may not use email, may not have a cell phone and/or know how to use it. This skews the responses immensely.

Its members funds not the BOD's so let the members decide.

what is the percentage of good vs. bad standing? I hear some members NEVER pay their dues..... Sucks for the ones that do and it increases every year.

If ACBC membership is mandatory and enforceable, then all members should be permitted to vote including those that are not in good standing. The outcome of any vote applies to all members including those that are not currently in good standing (this is similar to government elections and taxes - the right to vote is not denied due to delinquent taxes).

The decision should NEVER be left up to the board members only.

All members, whether in arrears or not, should be allowed to vote. They are still paying property taxes.

We do not have knowledge of how many ACBC members currently vote / actively participate in the voting process currently. \

Inform all members of voting outcomes within 48 hours of approved decisions. \

We definitely want to keep our right to vote. We do not want the board deciding for us.

Your questions and the selections provided should be easier for members to understand, instead of a block of words to mislead us so the answers would look like we want an HOA

Maintain the \$8000 threshold. Its the owners money not the Board of Directors to do with what they wish. We are not an HOA.

Votes should not be board only

No home owner should be excluded regardless

Owners only

As a principle, respect member's voting rights. Refrain from any idea to bypass them.

The board lost the trust of the membership years ago by offering a refund of an assessment then disenfranchising everyone who accepted, prior to some important votes. Think of how you can regain credibility after such betrayals and thefts from the membership.

I feel the quorum is too low and the issues for voting are not adequately advertised.

I just want to know how many Admirals Cove has. I feel we have many properties that are rentals so I am would like to know how can and can't and do.

10 percent should never have been allowed to govern the other 90

I want the board to have some freedoms to maintain the AC neighborhood but be frugal with my money. I think to be good neighbors we need to consider others, perhaps have a sliding scale for lower income so they can contribute and also be voting members?

Majority of Board members is too risky We have appeared for several votes with a Quorum but because of arguments people left and we lost the quorum / it wasn't effective

Every homeowner and land owner must be made aware of any major decision regarding policies, dues in the cove.

It should it be one voting representative per household to be fair to single household individuals.

I would like to see the BOD have more influence over maintaining the the approved by laws concerning owners property upkeep and appearance.

clarify what you mean in these questions

The quorum should be defined as a majority plus one, for instance, of all those PRESENT at a meeting. If people don't want to be bothered to attend, it should not derail action on a project.

More information needs to be put on ballots- they are always biased and use language to persuade

Everyone's vote should count

Major votes should be by mail and determined by 50%+1

Honor members votes. Currently votes have "the illusion of choice". If something doesn't pass, someone in the neighborhood will sue (using cash reserves to defend) and get it changed. Then the members end up paying for it anyways.

It needs to be a majority of the property owners, not just a few people getting together to control all of us for their own purpose

[Do you have any additional comments about the enforcement functions of ACBC?](#)

Property condition and building permits are handled by law in ISLAND County. ACBC is not a governing body, it is a social club.

Be reasonable and make convenient and easy to make up back dues maybe even discount back dues ordered if they agree to start paying and continue.

I do think there is a middle ground. I do object to folks building large warehouse like garages as the only structure on their lot even if it is next to a lot with their home, this is not the character of the community as I understand it. On the other hand, I have been in some very zealous HOAs, one of which I had to move out of due to the suffocating nature of the requirements and enforcements. Whatever we do, I hope we can find that middle ground. I do enjoy living here and hope to stay for a long time to come.

NO HOA! EVER!!!

ACBC does not have the authority to enforce covenants. They are not an HOA. The covenants are limited to those regulations required by county building and land use codes, and only the county has the power of enforcement of those codes. ACBC does not have the authority to enforce any architectural review. ACBC also has never had the authority to enforce a means of collection of dues and assessments. Therefore, ACBC does not have the power to lien a property, again because it is not an HOA. Instead of focusing on enforcement and threats and pursuit of lawsuits, ACBC should be focusing on creating a welcoming and supportive environment where property owners choose to be part of a social club--just like a golf club, for example. For too many years, the ACBC Board, and a very small group of the Board's friends, has treated property owners who hold different viewpoints with contempt. It will take significant improvement in ACBC's attitude for it to expand its level of support in the community .

ACBC is not an HOA it is a Beach Club and should act like one. A Beach Club does not have the right to go after delinquent dues. It needs to go back to property owners electing to belong to the club and then they pay dues. It is not the property owners fault that the CLUB wants to own assets.

DO NOT DO THIS. You thought the division and animosity was severe with the previous debacle you had? Try enforcing anything on personal property, regardless of covenants in place. This is a Beach Club, not an HOA. Again, I strongly encourage you NOT to further the above questions with a call for votes. Something like this will end badly for all owners. Publication of the survey results - with emails of those who participated must be made available to all owners.

Not sure when HOA was formed, but anyone who purchased property after formation of HOA was aware of dues and property requirements and doesn't have a valid argument against complying.

I think it's important to clear up the misconception that you are an HOA where people expect enforcement.

ACBC should consider changing to an HOA so dues can be a property lien if all other collection steps have been taken

I feel that if the covenants are updated, then no one should be grandfathered in that has built a structure or planted view impeding, foliage, or trees within the last 10 years. I have never minded paying our dues because I felt that we were being protected by ACBC; and it was a bit of a nightmare to find out that we had no recourse when we found out that our view could just be taken away because someone felt like it without any regard or empathy, and therefore, causing our house value to also go down

We are not an HOA, we are an older, mixed homes, subdivision. Do not want to be an HOA, in fact, have never used the pool, let it go private for those within the community who want to support it. In today's economy, most people are just trying to get by. Let everyone be -

Dues need to be paid however the BOD should justify the dues increase to members yearly not extract as much as they can just because the bylaws say so. Greed!

maybe levels of use/amenities should be reflected in dues fees....

I do not want to move to a traditional HOA system. There are plenty of other and newer neighborhoods out there that are way too strict, and this is not the place for that. We have too much of a wide variety of homes there is no way you can compare apples to apples when looking at the new homes vs the homes that have been here 30+ years.

Remove abandoned and derelict vehicles from neighborhood streets.

ACBC needs to be proactive when it comes to homeowners who do not maintain appropriate property appearance and cause surrounding homeowners to feel helpless of getting them to following neighborhood guidelines...like multiple boat storage or piles of 'free' stuff along road sides. This is just a very few examples of the clutter we see in our neighborhood.

My experience with HOAs in previous neighborhoods is of course different than the structure of ACBC. Without simplifying delinquent due collections too much...would suggest that legal LIENS be put on every property in arrears. If this is the current protocol, would suggest keeping it in place.

I'm new so unaware of the amount of dues that remain uncollected. If those that refuse payment are using available ACBC resources, then they should be charged a non-member fee. Seems prudent to wipe the slate clean with prior delinquencies and start fresh.

Except for dues we do not want the ACBC involved in enforcement.

Let the homeowner know they need to approach the neighbor and discuss the situation with a possible solution

Again we are not an HOA. When the owners have an issue they should work it out with their neighbors or inform the county and take appropriate action.

there should be NO enforcement functions... Period.

Delinquent compliance should result in triggering a fine policy that results in increasing financial penalties.

I agree with strict enforcement of collecting dues and assessments on past dues. This helps with lowering everyone's costs.

There are some houses in this community that are borderline, but there are a few that are absolute junkyards. It is embarrassing and lowers the value of our houses. Some of these places are unacceptable.

Make it optional we all pay Taxes that's enough

Reasonable care given to assure community safety and quality of life

The primary function of the Association should focus on member common spaces and improvements first.

Any enforcement should be minimal. The power of ACBC should be strictly limited.

I imagine being on an enforcement committee might be the worst job on the board. I will support them.

Although we are not a Homeowners group the decision of several owners to turn their property into a junkyard affects the property value as well as health and well being of all in the community

ACBC should work with the County better, like trailers having drainage going into the ditches

Membership in any organization in a free society should not be compulsory. Property owners who pay their mortgage payments and property taxes should not be forced to finance an organization they do not wish to belong to.

I purchased my home because there was not a homeowner association.

We have seen unkempt properties here in the past, and the only ones that are bothersome are the ones that destroy the grounds, create hazards to other neighbors for their way of living. But we all should be flexible with each other also, so that the rules don't have to ultimately be strongly enforced. We have enjoyed our freedoms, and as long as we respect others' freedoms, we can keep it the same.

sue all the non payors

As Admirals Cove grows with a burgeoning group of small businesses, something must be done to maintain the quality of living here. I am not advocating removing certain groups but all groups must be managed for the congeniality of the community.

stop being the property Gestapo

Do you have any additional comments about dues and fiscal planning?

Dissolve ACBC. Sell off assets.

I have never seen where the budget money that is spent on grounds maintenance is used, so I am concerned that it is all volunteer when there are budget allocations.

The dues structure question is a good one. I am not sure I can comment without some numbers/data/ For example, if a goodly majority of our homeowners are seniors, it might be nice to have caps but not feasible...And if there are only a few properties of high value, (eg keystone avenue) should those folks bear all the burden of covering those who are not paying ? Difficult.... suggest some statistics if we have them - if nothing else we should be able to get property value data -

NO HOA!! EVER! START LOOKING FOR NEW BOARD MEMBERS INSTEAD OF THE SAME PEOPLE/PERSON RUNNING THE SHOW.

I think we have a lot of money in our accounts and reserves. Again the Beach Club has taken on an inappropriate role in this community. We need to go back to the original intent of this community and the members who join the Club pay for the amenities that they use or want to keep up.

ACBC taxes cause financial hardship - even with the ability to pay over time. Many owners are on fixed incomes and have difficulty paying the increasing taxes levied by the Beach Club. Perhaps, increase the cost of using the amenities to cover the deficit with operations? That way, the owners who actually use the built amenities would shoulder the majority of operations cost. Also, eliminate the superfluous costs expended - in other words trim the budget to reflect.

Many of the property improvements such as the pool could not be replaced if demolished due to land use restrictions. Taking care of the existing properties makes more sense.

DUES: For people claiming hardship allow dues to be paid in 3 equal installments over 3 months with no interest or 4 equal payments with interest rate equal to 1 yr T Bill. SPECIAL ASSESSMENTS: For special assessments allow assessment to be paid in 3 equal installments over 3 months with no interest. For those claiming hardship, allow 12 equal payments with interest rate equal to 1 year T bill.

Never understood the treasurer's report except that the pool has always been in the red. For all the dues I have paid, don't benefit except for the lower road and beach access.

The BOD should not have unrestricted sustained dues increases using maintenance as an excuse. Justification should be required for each increase.

hard task.....

Keep dues and assessments low.

You should not change anything for existing home owners. That would be incredibly unfair. I do not want an HOA outside of what was outlined from my purchase of this home.

People make decisions where they live. When buying property anywhere, there are additional costs (utilities, taxes, insurance, dues, etc.) If a person cannot afford ACBC dues, they should live someplace they can afford. I am not interested in subsidizing another property owner.

We shouldn't have to pay dues to a Beach Club at all.

I hate that this is a HOA neighborhood. And I do not think one is necessary so there for I don't think dues should be expected. To lord over people's property that you don't pay for is ridiculous.

Demolishing existing structures would only be appropriate if it was being replaced with a newer model...and with a vote made to the design of that new structure. If agreed upon then any fees would be divided amongst all members and paid accordingly.

In MANY previous property / neighborhood HOAs we have knowledge of ...the quality / commitment of property management firms are inadequate and in some situations have been neglectful of the responsibilities they contract for. This has been true in California, Oregon and Washington property management situations.

We are not the county or a social agency and are not responsible for paying others' share. Many people in the cove are retired and it would not be equitable.

Sounds like the Board and Committees are not searching for things that are less expensive but of the same quality, be it equipment or businesses

Less is more

Help low income seniors and residents with dues and assessments.

I think the way it is structured is wonderful for Community club. I think others that don't understand fiscal planning struggled to understand how well you are doing it.

Many owners are on a fixed income and do not use anything the extra fees are for. Assessments should be based on use.

Most peoples incomes are not keeping up with inflation, we are now proposing increases in dues, I think proposing specific % would help decrease the anxiety created by just saying increase which could mean double or triple...

Appreciate all the efforts to provide the community with a positive and healthy environment. If owners are allowing their property to be junkyards infested with rodents there should be a procedure for removing old cars, boats and lawnmowers and billing the owner for the cost

Past unpaid dues should be forgiven in cases of extreme financial hardship such as those living off disability and social security.

Conduct a vote to determine who wants to continue to maintain ACBC, and those who do not. Those who wish to maintain the club should do so, those who do not -- should not be forced to support a club with which they do not wish to participate.

Our water rates are very low which leaves room for dues.

Keep us informed way ahead of any levies or improvements, and please plan over time.

please institute more dues increases

The pool is the main attraction. Increase in dues and assessments are unnecessary and a very real discussion on why leaving the cove is more beneficial if costs continue to increase.

Lots should not be charged the same as lots with a house

So not increase dues anymore. For what we have its too much already especially since the only thing amazing is the pool and that has costs already if you make members pay more to enter a pool that makes members angry

When I bought in 1985 they were \$50 for a number of years, then later it was major increases almost yearly .

our dues is already out of reach for middle class. Stop pretending that we are a million dollar neighborhood

What factor(s) influenced your decision to buy property in Admiral's Code? [long answer text]

Pool

view

Beach, view, pool, community, lake

Access to community resources and neighborhood.

The beach access and pool.

Lake, Pool and shelter

Location, amenities, friendly neighbors

Close to the ocean, amenities

I live in Admiral's Cove, not in a code.

The wife and I considered Whidbey for our retirement to get away from the mainland
Investment

Island born

Proximity to natural amenities (water, hiking, & the town of Coupeville) & the pool.

Views

location

bought as a vacation home, then became a long term rental, now that I am retiring I am moving in full time and hoping to participate more

NO HOA. NO NOSY NEIGHBORS

The location; the pool and shelter;

We bought in 1976. The talk was that the runway would be closed and we liked the view.

The location, views from home and walking about, pool & beach.

Home style

We loved the property we purchased.

To be close to family members, views and island life.

View of Puget Sound and Olympic Mountains. Beach access. Location within "rain shadow".

To care for my aging mother

The view and that it is not a homeowners association.

Affordability and location

The water view, pool, location on the island

The View we had established according to how we built our home under the original rules we assumed would be respected and protected by ACBC, a kind, good and neighborly community where we would be able to take walks. We also like being close to Ebey's reserve, the beach, lake, and having the pool.

LOCATION (within 2 hrs of Bellingham & Seattle), natural beauty, fishing, club amenities. Potential for short term rental. Right for the begging we realized that the club dues were unsustainably low and realistically anticipated they would have to increase substantially.

Price and location

location, not amenities

View, friendly people and NOT an HOA

The view and the neighbors. A bonus it's not a Homeowners Association
availability

Amenities

That the HOA is a 'beach club' and not a traditional HOA. That was one of my TOP must haves in looking at homes. HOAs have made it incredibly more unaffordable to live in Washington. Keep the common areas clean and safe, let the pool attendees pay for their pool, and do not put more restrictions on homeowners nor add costs for useless amenities that no one is using.

location, the pool, access to the beach

We own investment properties in Admiral's Cove. One vacant lot and one home. Both are view properties thus the investment.

View, pool.

School district

Nice home we could afford in retirement, Beautiful beach and pool.

Cost

It was what I could afford in this high interest rate economy

Location on tue island

Location

Beach, pool, weather

Love the Beach!!

Community area and amenities; quiet, view.

The view

Watched grandchildren when daughter was deployed

The view, that is slowly disappearing due to trees below us growing. I wish there was a tree high ordinance if there is a view involved.

The view and safe neighborhood. Centrally located. Good neighbors. Reasonable price for the home. IT WAS AND IS NOT AN HOA!

NOT a homeowners association. Beach access

NA - inherited from family

Location and amenities

Family

Affordability at the time. And like the area.

The view and the central Whidbey climate; rural feel of the area.

Home itself

the pool, the beach facilities, the view

Purchased property to maintain family ownership.

Views, amenities

Location, Amenities and home itself.

Views and beach

10% cheaper do to jet noise

Pool, beach access, shelter, location, view . Jets are very loud but not the biggest concern.

No HOA

beautiful place, low HOA fees, non-intrusive board.

Beautiful location, beach access.

Location and terrain

The pool

Location

Worked in Oak Harbor

Low dues

My son was a teen when I bought and he wanted to live here.

Lake, pool, beach access, friendly neighbors.

Small home at a reasonable price

Location, beach club amenities and quality of neighborhood

Beach and beach club

Coupeville school district, affordable housing at the time, safe streets, pool.

View of mountains and the pool

Location

House price.

The beach and a developed lot for building.

ACBC dues were \$75 a year. No homeowners association. Beach access and swimming pool.

It was gifted to us.

Property values were more reasonable on the 1990s for home purchasing, and the area was/is beautiful

View and pool

no jets! The lake and the beach.

The community pool, other school kids, affordable housing

Location on West side of WHidbey and close to the reserve.

Good mix of escaping from big city life but still being part of a community.

Cost

View

Awarded through court settlement.

Wanted to live by sister but wished I bought somewhere else.

Nice place, and not in town

Location and pool and community house and lake and the deer and the bird life

Cost

The price of the home. When I bought the pool was out of order for 3 years. Then membership voted to demolish the pool. And that got sued and overturned

Lifestyle

Amenities Quality of residents

Location

The view and the clubhouse amenities like the beach and pool, etc

The view

in 1976 OLF was going to be closed. I like my view

How satisfied are you with your decision to date? [long answer text]

Satisfied

very

Very

satisfied

Happy

Very satisfied with diversity and

Very satisfied.

Very happy

Very, I love Admiral's Cove

Love this place!

Not very. Was given a letter signed by the entire ACBC Board that said property owners in Admiral's Cove DID NOT have to be a member of ACBC or pay dues.

very satisfied

60%

Satisfied except that my view is being partly obstructed by a neighbor's recent structure and the jets have become louder, lining up with the roof of my house for their touch and gos.

Its been a great decision over the years and now my grandchild will be making the memories my children did. A few years ago, my children were up for some maintenance and here is what they said:" Mom, you can never sell this house. We have lived a lot of places, but this is home."

100% AND WOULD LIKE TO KEEP IT THAT WAY. DON'T NEED NO BIG TIME LAWYER FROM WEALTHY BAINBRIDGE ISLAND COMING IN LOOKING FOR NEW CLIENTS AND STIRRING UP THE POT. MIND YOUR OWN BUSINESS PAL.

Well satisfied.

I like my neighbors and I enjoy my property(when the jets are not flying). I am not happy about the increase of jets flying and the increase of an accidents

VERY!

Satisfied

We love our house. We really despise the taxes and continued increases in taxes supporting someone else's good idea. It is a driving factor in moving and or creating an alternate cohort of like minded owners.

So far so good :).

Very!

Very except when the jets are using the OLF

As I see all of the trailers parked in front of homes on the side of the road, and people using their front yards as parking, lots, and also filling their driveways with junk as well as their front yards with junk, not to mention, neighbors having no regard for their fellow neighbor's established views to which it seems, they can do as much damage to someone's view as they want with no consequences or recourse; it has been a bit frustrating and heartbreaking to say the least.

110%

Mostly satisfied

Board has seldom been non-political, several members have kept returning with same philosophies. Actions have cost members money, attorneys have been involved, etc.

To date good but if HOA then leaving.

So far satisfied but if its coerced or hoodwinked into becoming an HOA.

Very

I am now becoming very nervous after reading this survey if you plan to change directions

Where our home is we are happy. For the most part RV's do not clutter the yards/streets making the area look dumpy.

Yes

ACBC lack of tree maintenance obscures our view. ACBC Initial Response: Due to its proximity to the shoreline, the common property is regulated by Island County. ACBC is restricted in what it can do to trees without violating its permits. We welcome volunteer participation in the Grounds and Building Committee if you would like to explore these issues further.

Satisfied except for the jets and unkempt appearance of many lots and homes.

I like where I live.

I live my home and neighborhood but hate dues and HOAs

Overall we are satisfied. We have not been fans of the growlers over the prowlers.

Mostly

House is still being remodeled; so its too soon to say.

Totally HAPPY!!

Very positive. The neighbors are terrific. Less than a month in, so have not had time to attend meetings and events.

very satisfied

The house and neighborhoods are fine, tired of people trying to make this place an HOA. Retired here to be comfortable on a limited income and still rely on a limited income.

Pretty good. I don't like the louder jets but that's not an ACBC issue.

So far very satisfied but concerned about the future.

pleased

Neutral - the airplane noise is a problem

Jets interfere with enjoyment of paradise.

Very satisfied with the exception of the high volume of flyovers by the Navy F`18's

very

Not as happy as I used to be

Very satisfied.

Unsatisfied with the board and beach club and dues

100%

Very satisfied.

Not satisfied, because of jet noise and elevated cost to live here.

very

We love the community.

Not very.

1 in a 1 to 10 scale

Love it here , negotiations with neighbors over trees and view corridors have been the hardest part.

Depends on how much dues go up, it is a burden

happy, please do not increase HOA fees, and maintain the non-intrusive nature of the board.

Satisfied except for the dishonest ACBC management.

Very

90%

Very

Very satisfied

Very!

Assessments are getting to be too much

I'm quite satisfied until the jets fly.

Very satisfied.

Very

Very satisfied

Not impressed with current board president's interferences

Definite concerns over future changes. We do not want to live in an hoa community. We do not want to pay to sue our neighbors over dues. We want to understand the budget, funds usage and feel comfortable and welcome at meetings.

I love the neighborhood but feel it is failing in allowing people to buy property for dumping grounds, cars, trailers, junk! it's cheap property because of the jets.

Very pleased

Somewhat.

Love it except for the jets.

I am tired of the dues increasing and special assements for things like the lake.

We love Whidbey and Admirals Cove. So peaceful and we don't mind the "sound of Freedom"

Still love it here

very satisfied

The jets have destroyed our serenity. Do something about it.

Honestly 50/50. The suprise forced assessment fees and increasing dues are a major factor in happiness in the cove

Definitely glad we did it.

Very.

Somewhat.

Very

I love it here. The jets are a nuisance, not a deal-breaker for me.

Do you have any additional comments about demographic factors that we should consider? [long answer text]

No

None

not quite sure what you're asking here??

We have mostly middle class retired people here on fixed incomes. Most of our homes are valued at 400 to 500K.

Financial stability, actual owner use of existing amenities.

The Demographic Information paragraph above highlights the dilemma of what facilities ACBC has and structuring dues to pay for up keep.

I don't feel that any structures should be built or any foliage should be planted or allowed to grow in front of anyone's view. Many of the homes that were built here, were built, because of the Water view. This is an established beach community and I feel, architecturally, it needs to be built and maintained like one.

There are some properties that appear to be more or less abandoned, i.e we have never seen anyone on site and there appears to be little or no maintenance. Granted we are present only about 100 days a year so our observations may not be accurate. The club should have the right to clean up such properties of nuisance vehicles and foliage overgrowth that encroaches on neighboring properties and charge appropriate fees (such as cost + 25%).

Elderly, especially those without the ability to use tools needed for this survey so their response won't even be submitted. Feel this is a biased method - and not everyone has an internet provider.

May be one community but very diversified in owners, expectations and property values. One size does not fit all situations compromise is needed. Also ownership is diversified from small single income full time homes to part time owners and mega Property Managers with different expectations and assets.

I am not elderly, nor do I have children, we have a double lot which means double dues, my husband and I make a decent salary, but we are investing in slowly renovating our home DIY so if dues raise it would be unaffordable to live here. Not everyone qualifies for a demographic relief, some people are just broke because they have no money.

aging neighborhood / lack of volunteerism

Every community has residents of varying demographics.

Have those who live on Keystone by the Lake be responsible for the Lake. No one can use it for swimming, or put any remote control devices or small gasoline toys into it for fun

it is great that the board encourages social activities, potlucks so we can get to know our neighbors

I reside in Alaska and come visit property once a year.

Love GOD, Love thy neighbor enjoy Admiral's Cove and Hangeth In There

Families with small children

Appreciate efforts to limit OLF flights, particularly late night

Property liens on non payment of dues

There should be a way to make those who want the upgrades and improvements, pay for the same. Instead, everyone is forced into the same direction whether they like it or not. HOA's will compound this issue. HOA's run contrary to liberty and, over time, become a liability instead of an asset.

My wife and I are disabled and on a fixed income so due increases and special assessments hit us hard.

join the suit to reduce the jet traffic. They are too loud and too often and till 1:00 am which is ridiculous and was not disclosed in the original ccrs. At that time it was less loud and less often. Help! Our beautiful summer days are ruined with the growlers. And potential sales and rentals are compromised, and prices reduced as a result.

What happened about the greenbelt on Nimit. Was told when I bought there would be no building there

Yes.

80% of this neighborhood is middle class

Do you feel that you are adequately informed of ACBC activities and meetings? If not, what could ACBC do to improve your experience? [long answer text]

Yes

yes

I like the website and newsletter, but I'm still not getting any e-mails despite following the procedure listed on the website.

Well informed because of web site and attending meetings.

I feel adequately informed.

yes very informed.

Yes, communications are adequate

I don't think I have been informed about everything. I would like monthly emails.

No

email or text message is best

I rely on the newsletters

It had started to get better. However most meetings happen during dinner time for families. I understand they cannot happen during the day for working individuals, but this is a definite hindrance to many of us joining

meetings. There are many Thursday's I have simply forgotten to tune in while trying to get dinner completed, homework done, showers, bed, etc., after a school or work day.

An agenda prior and summary of meeting after via email would be appreciated.

ZOOM the board meetings so all can attend, if they are zoom'ed then I guess I am not adequately informed. How about an Admiral's Cove calendar with the key community events, pool openings, board meetings etc?

NOPE

nothing

Yes, you send out enough emails for our awareness.

Emails and/or flyers/news letters on upcoming events.

Yes.

Yes I do! And I know that you all have been doing a great job with what you have had to contend with! WE REALLY APPRECIATE THE SURVEY AND JOB WELL DONE... BRAVO! 😊

Adequately informed

no - don't feel everyone is equally able to be informed.

No. Many times the Directors do not respond to inquires!

The Board of Directors should be more response to owners inquires and show that they care for each club owner.

I do not need to be in the meeting send me a notice on what to vote on and I will do it. We are surely paying dues for the meetings to happen.

Communication is goo

Yes. You folks do a good job via email, facebook and signs at the entrances.

Now you have my email I think I will be satisfied with up coming notices

Updating emails regularly

Yes, now that I am receiving e-mails.

All Fine

I've had difficulties getting enrolled in water programs or confirm my residency to ACBC after several calls.

Hardly anything is up to date on the website or posted in a timely manner. The Calendar should have more happenings on it of interest to the Members and updated often

B+ I hear that help is always needed but don't hear of what or when it's needed.

Better than before. Communication has improved but the monthly meeting minutes are usually one to two months behind. Committee meetings are not posted on the calendar. I think more members would join committees if they could attend a calendar scheduled one so they could plan ahead. The Board of Directors is slow to respond to questions and unlike last year the agendas are not posted ahead of time.

yes

Yes

Informal Newsletter after each board meeting.

Yes.

would love to have an email reminder 2 days prior. i always forget due to schedule. no new streetlights!

Yes

yes, email is great

Yes.

yes

I feel that you have exceeded my expectations of communication and asking input.

Yes

You all do a great job, thank you

Yes

email communication is great.

No. Ensure you have a correct mailing and email address.

Yes

Yes

Yes. Like this survey tool.

Adequate

Yes

Yes

Yes

More social media presence and use of online resources.

No. Advertise pool events and social events better.

Yes

No. This email is a good start.

Again, email a monthly newsletter of upcoming events, etc

yes

no. Email minutes out after meetings to the folks who have signed up, and financial reports.

Yes

Excellent communication by ACBC.

Additional communications about each and every meeting would be appreciated, both email and physical signs at entrances to the neighborhood.

No. We are not getting emails about activities. There are few notices at the entrance or on the board at the pool.

Update Fb page more frequently. Send out more emails For instance of the pool is closed for an adverse incident. No one notifies the community

Yes

Yes

Yes

Well informed

No, yet you are doing a better job in the past couple months

Yes

yes

yes

Please provide any further comments or issues of concerns that were not addressed in this survey: [long answer text - paragraph]

Community and common assets are important to me.

barking dogs and loud music

Since we are now surrounded by whidbey camano land trust controlled land,(the crockett lake east parcel and the big farm) I am hoping we can have some kind of ongoing relationship with them to our mutual benefit. Lastly

the email address on this survey is not the one that I usually use. You all already have my correct email address I believe.

Short term rentals

Please note that I used my gmail account to fill out this survey since I could not use my normal email address - whshed@live.com Ed Delahanty [Redacted]

Many of the questions in this survey are concerning. I read at the start of the survey, the results are non-binding - and therefore cannot be used to approve or disapprove any of the topics mentioned here. I am sure owners would benefit from seeing the results with contact information so like minded owners can come together and have a voice in the direction of the Beach Club. Perhaps if this survey medium is successful, it may lead to better communications and voting participation (binding).

I've always thought that ACBC dues were a bargain compared to what other memberships charge. I'm glad that the dues have increased in the last few years so the facilities are maintained for the long term.

My husband is wondering if you still sent out the paper newsletters? THANK YOU AGAIN! 😊

First of all this is great & necessary survey. Well done & thank you! In the intro, you mentioned that in 2007 (before we owned here) owners voted overwhelming to make ACBC an HOA. I believe this would be the best form of governance for ACBC. Consider either conducting a repeat vote on that question (might need to have a draft of what the HOA rules would be in order to get buy-in) or simply implementing the 2007 vote assuming none of the court decisions through that vote out. It is my impression that many of the naysayers in the of 5-10 yrs ago have left ACBC. It also appears, given all the remodeling and new construction (especially on Keystone), the number of FT residents is increasing and that the overall social economic strata of the community has risen considerably. The volunteer board has done an amazing job the last decade in raising dues, pool refurbishing & maintenance despite severe opposition in between 2012 & 2018. That said, I'm not sure that continuing to manage the club strictly with volunteers is sustainable. Thus I believe that the club would benefit from professional management. I understand that professional HOA managers earn in excess of \$100K/yr. I also understand that there are HOA managers who work part time. The work load appears to be rather seasonal. The club doesn't seem to need a lot of attention between Oct & Dec & Feb - April of each year. Perhaps we could find a semi-retired manager (snowbird?) who would be willing to work part time.

Do not push an HOA!

NO HOA

Monthly board meeting minutes and financial statements should be posted to the website in a timely manner (posted monthly, not intermittently).

It would be nice if the landscaping was cleaned up at the front of the entrance. I am not talking about going to expense of planting anything I just mean all the brambles cleaned up a couple times a year.

The association should pay someone to empty the garbage cans around the pool, beach an club house on a regular basis.

Feeding deer is an issue. There is an ordinance in Coupeville. Yes, I understand ACBC is not in the Town of Coupeville thus it isn't illegal. Those that feed the deer create driving dangers and worse, it isn't good for the deer according to Fish and Game. Feeding "wild" animals isn't good for the ecco system either. Incessant barking dogs is making us question whether we should sell our home and property.

Who takes care of the roads in the cove? City, state or members? The potential sink holes on Dewy is concerning. Also if there is a search and rescue committee, I had been trained from the city of St Joe mo. I would like to be on that committee so I can help. Neighbors. In need. Also, how about using dues for a small food pantry to help. Neighbors.. I would donate

From other Whidbey communities the mismanagement of Vacation Rentals (rowdy/illegal activity) is starting to affect neighborhoods. Suggest the ACBC review and tighten up (?) the published guidelines for homeowners. Thanks.

This should not affect those that pay, just because the Board wants more money in the accounts for projects.

Those that don't pay should have a lien against their house. And notified there is a lien against their house. But first of all you need to find out why they're not paying. If they just don't want to is one thing but maybe they can't afford it and that needs to be dealt with. No one should be chased out because they can't afford their dues.

You should lien property for dues and assessments.

Hands off approach is best

I'm hands on

I like hands-off approach. Proactive can eventually turn into a police state. There is no perfect answer to certain situation, but better error on the right side.

Be honest with members and don't cheat or alienate them. People have withdrawn for a reason.

ACBC does great job. I how many late dues assessment get paid at times of sale? I would figure we recover some money then.

Does ACBC have the legal ability to access property? If so use it and lien for unpaid dues and assessments.

I do think all should pay, I've been amazed at the idea you can live here and "refuse" as if it's an option. I wish there was enforcement of street parking, hoarding in yards and the street, and trash cans left on the road all week. With that said, I don't want to cover legal fees that may be required to enforce cleanup, how much to we ask of the board?

Purchasing within AC requires subsidizing amenities for property values whether you use them or not ALL should pay their dues

Perhaps ACBC should consider operating a club where membership is not compulsory.

Hands of approach.

Maybe an annual fundraiser will help subsidize those with low or fixed incomes.

Its very easy to collect dues. sue everyone in one lawsuit and get a summary judgment. We historically have been too easy on non payors which leads to more non payors.

Residents who pay their fees should not be penalized for those who don't. You drive out the good members from wanting to live in the community.

Ignorance isn't an excuse-- ability to pay should be, to a limited extent. We shouldn't let folks who refuse to pay their dues or maintain their property increase costs for those who do, and depress property values for all. We should be considerate to those with a fixed income or ability to perform maintenance themselves-- but not to refusal to participate. .

Your NOTE is worded to mislead what it really means

Is this where we say how we want to sell or acquire property in the bylaws?

Why

What is the number of (not in good standing) vs (good standing)

50%+1 of ballots cast . All in good standing should have opportunity to vote

Does the current financial conditions (dues vs expenses/reserves) provide sustainable room to afford property management?

Invite the young ones to volunteer

Nope close the pool.

I agree like I said above. And thank you all volunteers!

Could we offer service to the community in lieu of dues for some? If ACBC had a riding mower could we trade weekly mowings for trade?

Why should those who do not use the amenities have to pay for those who do? Those who actually use the facilities should pay for same.

Although I don't support this, I don't want to do it myself.

these comments are not questions. what is the question? we need to increase dues to hire people so that must be done every year to the maximum amount

No

We have lots of money to do so. Do not increase the dues for these

I bet people would pay their dues more if it didn't go to a stupid pool that is only opened for 2 months a year. You could use the pool money to pay for your grounds keeper

I believe we should try to continue in a volunteer base group

Currently the cy2023 budget has 82,209 (cy2022 was 25,000) set aside for "landscaping and groundskeeping". If you rely so heavy on volunteers, why is this so high?

full time

We are retired and on a fixed income. We live here full time, and we care about our amenities

10/27/2023 04:39 PM

Full time resident

Currently, the ACBC is not maintaining the bank on Farragut. This puts some of the homeowners at risk. There have already been several slides. When can we expect the ACBC to fulfill its obligations or would the beachclub consider selling the property to the individual homeowners who wish to buy it and maintain it themselves? If something happens, the ACBC will be responsible and is putting the club and the individual homeowners at risk

ACBC is OUR neighborhood and should not be under control of a select few who can afford all the workings of an elaborate HOA that they want

I regret we can't stop the parking lot donut maker. It's blatant destruction of ACBC property.

Providing a survey of the topics covered is good, thank you! From what I've been told this survey was suppose to be neutral. It, even to me, is not neutral. Whoever wrote the survey obviously is leaning heavily toward an HOA. Many of the questions are tricky to answer.

Traffic and speed on Keystone. Possible use of speed bumps?

thank you for all you do

people need to slow down

Let the elites who rent tthe air bnbs and rentals to the less fortunate pay for the pool amenities

Try not be ambitious when serving the neighborhood. There is not much you can do to help.

Rather than a architecture comm. I would suggest a covenants enforcement team who would handle compliant that could be made anonymously if desired. The idea is to take the neighbor against neighbor out of it and have a neutral body handle it.

Listed above

Thank you to the board for all your time and energy making this neighborhood lovely for all.

Appreciate efforts os ACBC leadership to provide for the present and future needs of community

It is understood that there are some of the ACBC membership who would like to see the club become an HOA. The advantages and disadvantages of HOA membership are not well known. Prior to considering this move, ACBC should consider providing members with access to the information necessary to make an informed decision in this regard. The negative reputation HOAs have received over the years is not because they are the best way to go. Quite the contrary. HOAs are known to become onerous, power-hungry organizations which care more about the association at the expense of individual homeowners of which they comprise. ACBC would do well to steer clear of becoming an HOA.

why is our money not being used to get the property more developed ie building tennis courts and pickle ball courts? We need more amenities so people will pay their dues agreeably; not new horseshoe pits.

Thanks to those who have been helping lead the community to date.

I appreciate that I could wedge into one of the answers my hope for walking paths to be developed.

Fire branch business services!

The Jets! What do we do when there will be a crash! With the number of flights, it is no longer if but when there will be a crash.

Yes it is OUR Beach Club

Thank you and yes it is our club not an HOA.

Thank you as well.

It seems by the questions in the survey you guys are trying to make this neighborhood in HOA. This neighborhood does not need an HOA, nor does it need members of the neighborhood forced into paying dues when they didn't ask to be part of the beach club. .

Thank you for all you do.

I appreciate the board's service. Having served on many boards, I understand it is a time-consuming, thankless task. I can't do anything about the time-consuming, but I can say I am grateful for all you do and try to do.

In a lot of my neighbors eyes, this club is full of fraud and don't care about the whole membership, just certain members only.