

BELLAMY MANOR ESTATES CIVIC LEAGUE MEETING MINUTES

Date: January 22, 2018 7 PM Place: Kempsville Middle School

In attendance: 30

- * Dan Adams, President of the BMECL called the meeting to order at 7:08 pm. Those assembled recited the Pledge of Allegiance.

- * The first order of business was electing a new Vice President for BMECL to replace Susan Mayo who resigned. Heather Brinkerhoff was nominated, and there being no other nominations, she was elected unanimously by a show of hands.

- * Dan Adams, speaking for Becky Fenska (Treasurer) who is recovering from surgery, reported a balance on hand of \$ 3554.06. Expenses since the last report were \$ 3,119.81 (primarily for the 6 signs purchased for the entrances to Bellamy Manor Estates).

- * John Baldwin reported that the last meeting of the Civic Association was Nov. 20th at Plaza Azteca. It being primarily a social event, no minutes were taken.

- * There were no reports from the Social Committee, Yard of the Month, or Welcoming Committee, although it was clearly stated that more volunteers for the committees are urgently needed.

- * Roger Farr (Neighborhood Watch) reported that there had been no crimes reported in Bellamy Manor Estates since the November meeting.

- * Lt. Dan Fiore of the 4th precinct was present. He shared that he has been a Virginia Beach resident for 25 years, first as a Marine, and for the last 21 years on the police force. He commented that groundbreaking for the new 4th Precinct offices (directly behind the current one) is scheduled for February. He mentioned that an ongoing problem in Virginia Beach is theft from unlocked vehicles, including firearms.

- * Deaneer Lawless reported that one of the BMECL signs has been installed on Timberlake with 5 more already purchased and ready to go up.

- * Dan Adams (on behalf of Kevin Aviles) inquired whether there was interest in a BMECL App. There was not a lot of interest.

- * Dan Adams (Neighborhood Planning) reported that a 7/11 store with a gas station is being proposed by Jack Pope next to the housing project he has built in the Kempsville Historic District. Surprisingly there did not seem to be opposition from the Fairfield Civic League which would be most directly affected. Other developments in the Historic District include, the purchase of the bank on the corner of Princess Anne & Witchduck by the city of Virginia Beach; and a proposed plan to take down the fence on Downey Drive and initiate a Farmer's Market next to the park.

- * Dan Adams introduced the speaker for the evening, Jeff Ward, who is a private appraiser in Hampton Roads, primarily Virginia Beach. He shared that lots of research goes into appraisals before reaching a property to be appraised, including comparable sales, typical monthly rent in the area, and how much it would cost to replace a structure. He reported figures and trends over the past 3 years as follows:

Virginia Beach sales of single family homes:	4000 (2015)	4500 (2016)	4500 (2017)
median sales price	275K "	286K "	293K "
distressed sales	10% "	9.5% "	7.5% "
Kempsville sales of single family homes:	374 (2015)	463 (2016)	420 (2017)
median sales price	255K "	269K "	275K "
distressed sales	10%	8%	7%
Bellamy Manor sales	36	46	53
median sales price	337K	347K	350K
distressed	0	8.5%	7.5%

* The meeting adjourned at 8:08 pm. The next meeting of the BMECL will be on March 27 at 7 pm.