

**LAKE ROYALE BOARD OF DIRECTORS MEETING  
MINUTES**

**DATE: 05/19/2001**

**PRESENT** Tony Antonelli Jeanette Beckwith, Vanessa Dunn, Ann Faison, Jim Hales, Dan Henigan,  
Ron Holloway, Jack Hughes, Greg Lamm, Cheryl Pittman, Tom Nichols, Stuart Nottingham.  
and General Manager Nancy Muller

Absent: None

**MEETING CALLED TO ORDER:** at 10:28 AM by the President

**MINUTES:** Tom Nichols made the motion to accept the April 21,2001 Board minutes as written Motion was seconded and approved by the Board.

**FINANCE  
COMMITTEE**

Stuart Nottingham read the Finance Committee meeting minutes dated 5/12/2001. Tom Nichols made a motion to accept the Finance Committee minutes as written. The motion was seconded and approved by the Board.

The following are items of the Finance Committee minutes:

1. Review of financial statements:
  - a. Discrepancy in Cash Flow Statement and cash flow calculated by the chairman
  - b. Administration cost has already exceeded budget for computer supplies. No further needs anticipated.
  - c. Investigate Recreation Committee Special Projects line item. No funds were budgeted for this item. **ACTION ITEM**
  - d. Dues collected as of 1/1/2001 by credit card amount to \$42,544.96.
2. Accepted a request from our General Manager to increase our copier maintenance agreement contract from \$980.00 to \$1600.00. Last year usage was more than anticipated with an additional cost of \$866.30. Based on the same usage for the coming year, the \$1600.00 contract will provide a saving. Finance Committee will find a source for the funding of the additional \$620.00 to purchase the \$1600.00 contract. **ACTION ITEM**
3. Recommend that our CD that is maturing on May 22,2001 (approx. \$61,222.00) be placed in the Emergency Disaster Fund. This will help us reach our goal of putting \$200,000.00 in this fund more quickly. The Board approved this recommendation **ACTION ITEM**
4. Recommend that our CD that is maturing in June 2001 (approx. \$31,400.00) be added to the Road Paving expenditure for this year. This would provide us an approximately \$170,000.00 for road paving this year. The Board approved this recommendation. **ACTION ITEM**
5. Recommend that further allocations of funds from previous years be postponed until after the July annual audit

Refer to Finance committee report dated 05/12/2001 for more details

**EXECUTIVE**

**COMMITTEE:** No meeting held in March 2001.

**RECREATION/  
TEEN  
COMMITTEE**

Les Robinson reported that our Recreation Committee had a meeting on May 1, 2001. Twelve members attended. Les announced that the committee has agreed to now meet the last Tuesday of the month which should improve attendance. Les shared with us the success of both the Flea Market and the Teen Dance. Les mentioned that James Harris, May 5, 2001 auctioneer, provided 500 hotdogs and some ham biscuits to be sold by the Recreation Committee at the Flea Market. Net proceeds from the sale of booth spaces and the food were \$237.00. In addition, the Committee's food auction and the upcoming Koss Festival was mentioned.

Refer to Recreation Committee report dated 05/01/2001 for more details

**BUILDING  
COMMITTEE**

Tom Nichols informed the Board that as of July 1, 2001, Franklin County Building Department will change their procedure with issuing a building permit for Lake Royale. The change requires that a Lake Royale Building permit is required prior to Franklin County issuing a building permit. Tom believes this is a real plus for Lake Royale because our procedures requires a property owner to be in Good Standing before the Building Committee will review and issue a permit. This should increase the collection of our membership dues.

**BOARD OF  
ADJUSTMENTS**

No Variance Hearing Meetings were scheduled for the month of April 2001.

**UTILITY  
COMMITTEE**

Bob Winters informed the Board that he attended a meeting May 4, 2001 at the Sprint Telephone Company. The subject was our petition stating a request to call Raleigh from Lake Royale without long distance charges. Bob present our case and there was no objection from Sprint. Bob stated that "we won". We should be receiving a Ballot in our July phone bill to make this official. The cost will be minimal and Bob told everyone to approve the change. Bob thanked both Dale Dotson and John Edwards for their petition efforts.

<b>TREASURER'S REPORT</b>	<b>Month Ending Total Income</b>	<b>Month Ending Dues Income</b>	<b>Month Ending Expenditures</b>	<b>Month Ending Cash Balance</b>
04/30/2001	\$ 520,925.82	* \$ 511,716.67	\$ 99,832.93	\$ 754,168.97

\* Note: Month Ending Dues Income Breakdown

Year 2001/2002.....	\$494,731.52
Year 2000/2001.....	\$ 11,056.37
Other Years .....	\$ 5,928.78

## **MAINTENANCE REPORT**

General Manager Nancy Muller read report-dated 04/23/2001 through 05/18/2001.

Highlights of the report:

1. Comfort center and office complex safety inspections.
2. Maintenance of mowing equipment.
3. Large Property information signs were removed, repaired, painted and re-installed.
4. Pavilion vandalism repaired.
5. Raked parking lots and both beaches,
6. Herbicides spray throughout the complex
7. Grass mowing, trimmed and weeded throughout the complex
8. The swimming pools were filled, filters installed and water pumps were tested.
9. Various meaningful projects.

Refer to the Maintenance Report workweek 4/23/2001 to 05/18/2001 for more details

## **POLICE REPORT**

Our General Manger Nancy Muller read the summary of calls taken by the guardhouse and the NC Special Police Company. A total of 45 call were taken for the month of April 2001

Refer to the Lake Royale Police Department Report dated March 2001 for more details

## **SAFETY/ EMERGENCY COMMITTEE**

Tom Nichols, Chairman of the Committee, read the minutes of the May 10, 2001 meeting. The following are the high lights of their meeting

1. Additional Safety Mirrors are required to expand the school bus route on the East Side of the lake. The Committee has pledge 50% of the funds (maximum amount \$300.00) towards the purchase of additional mirrors. The balance will have to come from POA budgeted funds.
2. Place Emergency Information in the Royale Reporter. **ACTION ITEM**
3. Committee currently has nine (9) handheld radios in an emergency.
4. Prepare ID Badges
5. Modification of Crown Victoria vehicle to make it legal to be use as civilian vehicle.

Refer to the Emergency Management/Safety Committee meeting minutes dated May 10, 2001 for more details

## **BYLAWS/ COVENANTS COMMITTEE**

Hib Affleck reported that the Committee meetings were going very well. Hib mentioned that the Committee is doing a total rewrite of both the Bylaws and Covenants.

**NEWSLETTER  
COMMITTEE**

General Manager Nancy Muller reported that the June issue of the Royale Reporter was at the printer. If any late minute articles are needed they must be completed before Monday 5/21/2001 to be printed in the June issue of the Royale Reporter.

**BEAUTIFICATION  
COMMITTEE**

Nancy read the May 1, 2001 Beautification Committee Meeting minutes. The following are the high lights of their meeting.

1. Chris's Greenhouse plantings at the waterfall and clubhouse cost \$650.00
2. Purchase of a quilt for the annual meeting
3. Considering purchasing a sundial for the lodge.
4. Contact Franklin County for wild flowers.

Refer to the Beautification Committee Meeting minutes dated 5/3/2001 for more details

**PRESIDENTS  
REPORT**

Ron Holloway announced that LaRuby Joy, Assistant Manager has resigned effective immediately. Ron informed our General Manager Nancy Muller that the Board has agreed to a contract with her for a long period of time so she can perform her job effectively and efficiently. The particulars of developing and preparing a contract will be done this coming month. In addition, Ron mentioned that our Gate (Welcome Center) is now working very effective since the NC Special Police personnel are working the Gate. In just five (5) days we have collected \$55,000.00 of dues. Property Owners without a valid sticker are now being stopped and question by gate personnel and are being direct to the POA Building to pay their dues. Ron said that we should be proud of the changes that are happening in Lake Royale. We need to work together as community and be patient with the changes that we have put in place at Lake Royale.

**GENERAL  
MANAGER  
REPORT**

Nancy reported the following:

1. NC Wildlife Officer Randy Smith has reviewed boat and Jet Ski users concerns. Major concern is the ski course and if the owner of the course obtain approval from the County Commissioners. The Wildlife Officer will work with the County Commissioner to enforce water rules
2. Our GateHouse has been renamed by the NC Special Police as the "Welcome Center". The Gate is now covered 24 hours a day, 7 days a week of NC Special Police personnel.
3. NC Special Police is working on completing their staff of Police Officers. Target dated to provided 24hours, 7-day coverage is June 1, 2001.
4. Resident and Guest traffic line signs for the Welcome Center have been ordered. A stencil kit will be used by our Maintenance Dept. to paint the roadways.
5. Clubhouse/Lodge and Pavilion vandalism was reported. Four incidents have been reported to NC Special Police for their investigation.
6. Nancy is working with a person that is interested in opening the Clubhouse restaurant for the summer season.
7. NC Utilities Commission is scheduling a water hearing for 9/19/2001 to discuss water rate changes. Meeting will be held at the Club House/Lodge
8. NC Special Police is conducting a Community Watch meeting on 5/22/2001. Interested Property Owners should attend.

9. Six paving contractors have visited our complex to inspect our roads. Franklin County Transportation Dept. has agreed to review our specifications and materials that will be used by the paving contractors.
10. Our swimming pools will be opened Saturday May 26, 2001. Todd and Nancy met with all our life guards on 5/15/2001. They addressed: life guard conduct, POA expectations, and the operation and maintenance of the pool.

Refer to the General Managers Report dated May 19, 2001 for more details

**OLD BUSINESS:** The Board discussed the petition to change Bylaws Section 8, paragraph B Page 6 regarding renter/tenants facility fees. The discussion provided a better understanding of the petition for Board Members. It was decided that an article would be written in the Royale Reporter to give our property owners additional information on the proposed petition. **ACTION ITEM**

Jack Hughes reviewed the status of the **ACTION ITEM LOG** with the Committee's and Board Members. Nine (9) items were either closed or updated with current information.

A motion was made by Tom Nichols to accept the Emergency Management Plan as written. His motion was seconded and was approved by the Board

The Board approved of volunteers removing the roofing shingles and the decayed wood siding from the pavilion. Bob Winters estimated that it would take approximately six (6) volunteers to perform the work and that it should be done on the weekend. Nancy will check the calendar to determine what weekend the pavilion is not being used. In addition, Nancy will obtain more bids from contractors to determine the difference in price if volunteers perform this work. **ACTION ITEM**

**NEW BUSINESS:** None

#### **OPEN FORUM**

Bob Winters commented that Youngsville Emergency Divers are volunteers. Our community should support their training efforts rather than telling them they can no longer dive in the pavilion area. Nancy informed Bob that the safety of the divers is in jeopardy and that they were cooperative to move to another location.

Jan Mickels informed the Board that she did not appreciate waiting an additional 25 minutes to start the Board Meeting. Jan mentioned that the Board consist of twelve (12) members. Each member should have their own ideas and represent the Property Owners. In addition, she mentioned the petition to have our General Manager removed was not good for the membership and that secret deals should not be tolerated. She wanted everyone to be careful when they cast their vote for a candidate in the upcoming July election. Jan stated that it is very costly to replace a manager and that she was very happy and satisfied with Nancy as being our General Manager.

Bill Wallace mentioned that CP&L has a concern regarding the absences of 911 addresses on properties in our complex. He encouraged everyone to mark their own lot with the 911 address and to encourage others to do the same. In addition, Bill mentioned that Franklin County Planning has recently received a flood plan map from FEMA. The map has been altered as a result of Hurricane Floyd's flood lines; however, some of the flood lines were mistakenly drawn on the map. Bill suggested that all property owners should check the new map to determine if their property is correctly drawn on the new map. If the map is in error, the property owner should contact the Franklin County Planning Department to correct the error.

Dale Schaffer mentioned that the owner of Ski course on Lake Royale was granted a permit by the Board fourteen (14) years ago to install the course. Also, he mentioned that the owner of the course has not been contacted by the Wildlife officer as of 5/19/2001 **ACTION ITEM**

Ray Robinson mentioned that the weekend of the Flea Market all of the trucks and trailers were removed form the office complex parking lot. During that day in his travels he recognize one of the trailers parked at another location on East River Road. Ray requested that our Police investigate if the owner of the truck is a property owner and lives at the complex. **ACTION ITEM**

Jim Hales requested information regarding the number of grand children passes a property owner receives for the swimming pool. Answer 5. Additional passes are 5 passes for \$3.00. Second question: Do non-swimming chaperones/supervisors who are watching children under the age of 14 need to paid the \$3.00 fee? Third question: Can we give a pass to guess who are on a property owners permanent guess list?. In addition, Jim mentioned that he learned from a new property owner that the POA staff refused to give a potential property owner a copy of the Bylaws/Covenants. Jim was not sure if the potential owner knew that this information has to be purchased for \$1.00. **ACTION ITEM**

**MEETING ADJOURNED:** The meeting adjourned at 12:27 PM Saturday 05/19/2001

Jack Hughes, Lake Royale POA Board Secretary