

**BOARD OF DIRECTORS MEETING**  
**LAKE ROYALE PROPERTY OWNERS ASSOCIATION**  
**NOVEMBER 16, 2002 – SATURDAY**  
**10:00a.m. – LODGE**

**Call to Order**

The meeting was called to order by the president, Bob Winters. Present were Thomas Pletz, Ray Robinson, Tom Nichols, Tony Antonelli, Marian Hyatt, Bob Winters, Bill Wakefield, Roy Batton, and Stuart Nottingham. Staff present was Paul Hershey, David Bryant, Todd Pearce, and Jarrett Umstead. Absent was Richard Farrow.

**Pledge of Allegiance**

The meeting began with the pledge of allegiance, led by Roy Batton.

**Approval of the October Meeting Minutes**

Mr. Winters requested approval of the October meeting minutes. Mr. Thomas Pletz motioned and Mr. Wakefield seconded.

At this time, Mr. Winters reported that Ann Faison had submitted an application for the vacancy on the Board of Directors and called for a motion. Mr. Nichols motioned. Ms. Hyatt seconded.

**Treasurer's Report**

Stuart Nottingham presented the Treasurer's Report. Mr. Nottingham introduced a debt to equity ratio and "days dues" as additional ways to track progress.

**Ad Hoc Committee: Mail Delivery**

On November 13<sup>th</sup>, Mr. Newlin, Ms. Hyatt, Mr. Winters, and Mr. Nottingham met with postmaster Linda Carter regarding mail delivery within Lake Royale. The meeting opened the door to working with the USPS to provide mail delivery to Lake Royale residents.

**Finance Committee**

Mr. Wallace presented the Finance Committee Report and minutes. Mr. Wallace explained that an audit produced an \$8,900 overpayment to Guardsmark which will be refunded.

**Board of Adjustments**

Mr. Newlin presented key points of Board of Adjustment minutes. The Board conducted a mock hearing of a non-compliant dog owner and the trial practice proved very beneficial. Minutes of the Board of Adjustments were not available for this meeting, however they will be sent to Board members.

### **Building Committee**

Mr. Robinson presented Building Committee Report and goals.

### **President's Report**

Mr. Winters presented the President's Report.

- Gate policy is in line with by-laws.
- Garland Shepard tendered his resignation. There is now a Board vacancy for the camper division.

### **General Manager's Report**

Paul Hershey presented the General Manager's Report.

- There are five guest passes (per property owner) issued for frequent visitors.
- Mr. Hershey wants to see debt ratio at one for financial security.
- Residential and camping lot cleaning is progressing forward.

Mr. Winters commended the police department for cracking the break-in cases.

### **Property Owner's Forum**

Barrett Ray (Lot #1642) inquired about roads being paved by September 21<sup>st</sup>. Mr. Winters responded that there is a financing packet including all roads to be paved, waiting for banks' response.

Leah Robinson (Lot #406) asked for an explanation of the procedure at Board Workshops. Mr. Winters explained how the workshops operate. Mrs. Robinson commented that the congestion at mail sites could be alleviated if people would move away from the sites when reading their mail. Mrs. Robinson thanked the emergency squad for their immediate response recently.

Hib Affleck (Lot #1721) commented that he was recently at a 50+ Club meeting in which the guest had a laptop computer with a projector screen and mentioned this might be beneficial to either this Board or one of the committees. Mr. Winters stated that he has one himself and would gladly allow anyone who wishes, to borrow it. Mr. Winters also mentioned that with a \$3k price tag, it might be too expensive to buy for Lake Royale.

Barbara Bretton (Lot #533), Secretary of the Beautification Committee, urged people to volunteer for this committee. They have lots of plans, not enough help. Ms. Faison (a member of this committee) stressed the importance of this committee.

Dan Hennigan (Lot #243) asked the Board to give campers help. Campers went to Building Committee for roofs. Campers would like Board to approve roofs over decks 12' from campers. Mr. Robinson stated that the Building Committee is enforcing by-laws of committee. Mr. Nichols said Building Committee looks at all wording in by-laws. Mr. Winters suggested that if owners disagree with Building Committee rules then bring it to the Board of Adjustments.

Bill Finch (Lots C-886 & 887) thanked Board for work done and commended the police department. Mr. Finch requested emergency phones be placed in bathhouses. Mr. Hershey stated that there are phones in Comfort Centers 1, 2, & 4 and will look at adding phones elsewhere. Mr. Finch suggested a noise ordinance from 11pm to 7am. The police department is drafting such ordinances.

Phil Anselone (Lot #432) commented on his opposition to home mail delivery. He likes having his mail address different from his physical address.

Hib Affleck (Lot #1721) commented that the by-laws would be proposing roofs over decks and roofs over docks.

### **Lodge and Pavilion Rental**

Tony Antonelli motioned the following regarding lodge and pavilion rental:

- Lodge rental is not to be more than two weekends per month.
- Lodge rental is not to be on a holiday weekend.
- Lodge rental is not to be granted if there is a POA event.
- Pavilion rental is not to be on a holiday weekend.

Mr. Robinson seconded motion. Ms. Faison asked that there be a calendar for lodge and pavilion availability. Mr. Hershey stated that he would have one.

### **Old Business**

The Status Log was verbally reviewed by Mr. Winters. Various actions are still in progress. The Lake Royal website is completed however the website address has changed from [www.LakeRoyalePOA.org](http://www.LakeRoyalePOA.org) to [www.LakeRoyalePOA.info](http://www.LakeRoyalePOA.info). Mr. Winters mentioned a need for a person to maintain changes to website. The person only needs to know word-processing and email functions.

### **New Business**

Mr. Hershey presented two issues:

- Proposed oxygen and 1<sup>st</sup> response kits be purchased for each police vehicle at \$400 - \$600 per vehicle with the total cost not to exceed \$2000 for the three police vehicles. Mr. Nichols motioned and Mr. Robinson seconded the motion. Mr. Hershey is looking into a defibulator.
- Proposed the swimming pool be fixed with acid-free grout by Mr. Chandler's business for less than \$9,500. Ms. Faison motioned and Mr. Nichols seconded.

Dorothy Bliss requested that Lake Royale adopt families for Christmas and provide Christmas dinner, Christmas presents for the families' children, and wood for those families with wood burning stoves. Mr. Wakefield motioned that \$400 be funded to families in need. Mr. Antonelli seconded it.

Mr. Winters announced Mr. Nichols as new vice-president.

Meeting adjourned: 11:55am