

**BOARD OF DIRECTORS MEETING  
LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
DECEMBER 21, 2002 – SATURDAY  
10:00a.m. - LODGE**

**Call to Order**

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

**Pledge of Allegiance**

The meeting began with the pledge of allegiance, led by Dylan Pearce.

**Approval of the November Meeting Minutes**

Mr. Winters requested approval of the November meeting minutes. Mr. Tony Antonelli motioned and Mr. Thomas Pletz seconded.

**Treasurer's Report**

Stuart Nottingham presented the Treasurer's Report. Mr. Nottingham stated the financial well being of the POA through November 30, 2002.

At this time, Mr. Winters welcomed Mr. David Bryant as a permanent staff member. Made note of the asset that he has been to the POA and looking forward to working with him continuously.

**Finance Committee**

Mr. Wallace presented the Finance Committee Report and minutes. Mr. Wallace stated the overpayment to Guardsmark is being credited to POA. He commented that The Coastal Federal Credit Union has approved a 403C plan for the POA employees and Grant money has been applied for Police reporting software. He states that Mr. Paul Hershey will continue to push for approval from RBC and 1<sup>st</sup> Carolina Bank on loan request for road paving and that Mr. David Bryant is researching accounting systems available to fit the needs of the POA. The information from Mr. Bryant is to be ready by the February meeting. Also, Mr. James Chura submitted his resignation as a finance committee member, which has been accepted.

**Board of Adjustments**

The Board of Adjustments did not meet in December, will meet either 1<sup>st</sup> or 2<sup>nd</sup> Thursday in January.

**Building Committee**

Mr. Ray Robinson presented the Building Committee Report and goals. Stated still working on Rules and Regulations.

**President's Report**

Mr. Winters started out with Thanks for all those who helped out during the Ice Storm. He wants to meet in January to discuss what was done during the storm and why as related to LROEP (Lake Royale Operating Emergency Plan). Stated wants to be more involved and prepared the next time. Then Mr. Winters wished a Merry Christmas and Happy New Year to the Board, the Staff and all in attendance.

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

Paul Hershey presented the General manager's Report.

He stated Thanks to all those who helped during the ice storms, but better communication and control of movement of work crews needs to be focused on next time. Mr. Hershey announced the officer position has been filled, which was the last officer vacancy. He then also congratulated David on becoming permanent and wished everyone a Merry Christmas and Happy New Year.

Mr. Winters gave a special Thank You to Dorothy Bliss for her work during the holidays with the Families that were adopted for Christmas.

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

Tom Tresensky states appreciates what the POA has done. Requested the board generate an "Approved Builder's List" to help eliminate builders that are taking advantage of POA and ignoring their rules and regulations. Mr. Winters stated that he is leery of the legal implications of that. He agreed to put it on the January agenda and advised Paul Hershey to address this with the attorney, and for Tom to check with other communities to see how they work with this. Ann Faison added, that the Building Committee needs to work on the Policy and Procedures with new Builder's who may not understand all the requirements. Also requested research for hiring their own inspector.

Brenda Gregory asked the board to consider putting Gas Heaters in the Ladies Room in Conference Center #1 like is in Conference Center #2. The Laundry Room is nice and heated, but Ladies Room is cold. Mr. Winters will look into making all Conference Centers more "Winter Friendly". He stated that some of them had to be closed due to vandalism.

Hib Affleck started by addressing the Incentive Bonus in the Administrative Department Section of the financial statement; stating amount was not enough for all that Paul has done. He then stated the By-laws and Covenant committee didn't meet. Hope is working on Comprehensive meeting. Paul Hershey states that the Board has taken care of him and that he couldn't do it without his staff. Paul and Stuart stated that Hope said she was going to send the memo concerning the meeting via e-mail.

### **Vote for New Board Member**

Mr. Winters requested to fill the Board Member vacancy. There were three candidates. Ms. Faye Nelson was selected and approved as the newest Board Member. She was not present to accept.

### **Old Business**

The Status Log was verbally reviewed by Mr. Winters. Various actions are still in progress. The Police Dept will be delivering letters of non-compliance. Ray Robinson states this only applies to full time residents; will still mail letters to others. Stuart Nottingham commented on Lake water quality testing, which will be when weather gets warmer, possibly February but no later than March. Gate Security could still be better, and suggested to do away with the Permanent Guest List in January. Still working to improve public areas to make safer. The website is up and running now, but still needs volunteers to maintain changes and updates.

Paul Hershey and Bob Winters met with Lucy Allen to discuss Lake Royale becoming an Established Municipal Tax District. She has promised to help with this, but must go before the General Assembly. Bob Winters and Ray Robinson will continue to check into this, making a list of Pros and Cons. This will probably be put up for vote on the November ballot. Ann Faison states the property owners don't know what this would mean for them. Paul Hershey states a series of Town Meetings would be held before being voted on. Mr. Winters states he still has lots of questions, also.

"Code of Conduct" for Board Members is done. "Committee Books" deadline is February 15, 2003. Reserve study not complete – still researching data for the 2003-2004 Budget. Will get Budget during February meeting. Tony Antonelli stated still working with Franklin County on Privatized Roads issue. Will receive funds from FIMA – anyone with serious damage needs to get info to Paul. Ray Robinson and Paul Hershey addressed getting rid of any old campers. Ads will run for sealed bids for sale in January. Bids will be opened by a third party, with no interest in outcome.

Mr. Tom Nichols and Ms. Ann Faison were both nominated and approved to the Police Committee. Bob Winters relinquished his position on the Police Committee.

#### **New Business**

Emergency Management Team needs volunteers to serve.

Paul Hershey suggested holding a meeting in reference to Section Chiefs on January 9, 2003.

Board to consider those with Developer Status. Attorney says anyone who is not "developing" should not have that status and the board can rescind that status. Tom Nichols wants more info and to discuss this further during the January meeting. Will hold workshop on January 8, 2003.

Ray Robinson wants consideration from the Board for fees collected to be used to hire a part time inspector. Paul Hershey states an inspector could help with compliance with POA and County. The inspector would have to be a POA employee, not contracted. This will also be discussed during the January 8<sup>th</sup> workshop.

The Board Members wished all a Merry Christmas and Happy New Year and with that the meeting adjourned at 11:35.