

**BOARD OF DIRECTORS MEETING**  
**LAKE ROYALE PROPERTY OWNERS ASSOCIATION**  
**January 18, 2003 – SATURDAY**  
**10:00a.m. – LODGE**

**Call to Order**

The meeting was called to order by the president, Bob Winters. Present were Thomas Puetz, Ray Robinson, Tom Nichols, Tony Antonelli, Marian Hyatt, Bob Winters, Bill Wakefield, Stuart Nottingham, Ann Faison, and Faye Nelson. 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 Ray Robinson.

**Approval of the October Meeting Minutes**

Mr. Winters requested approval of the December meeting minutes. Mr. Nichols motioned and Mr. Puetz seconded. Motion carried.

**Treasurer's Report**

Stuart Nottingham presented the Treasurer's Report. Mr. Nottingham stated that the POA accounts are in good standing. He anticipates that at fiscal year end, the accounts will be in better shape than when the year started. Mr. Nottingham read the findings of the Internal Audit Committee. Mr. Nottingham also mentioned that there will be an Emergency Planning Meeting on February 1<sup>st</sup> at 9:00am at the Lodge.

**Other Committee Reports**

Hib Affleck presented the By-Laws and Covenants Committee Report. They will present listings and changes to the POA Board of Directors for review and corrections, just waiting for Hope to get back to him with her comments/suggestions. Ray Robinson commented that the Board is ready to react to any things submitted. Paul Hershey mentioned that he is ready to speed it up. Mr. Affleck stated he will call a special meeting when needed. Mr. Nottingham suggested making phone calls and then follow-up with a letter delivered in person. Mr. Hershey said he would do that and Mr. Winters advised this would be best. Mr. Affleck also mentioned that it must go to his committee then to the Board, in that order. Not at the same time. Mr. Nottingham suggested that the Board call a special meeting if the Bylaws Committee has a deadline problem.

**Finance Committee**

Mr. Wallace presented the Finance Committee Report and minutes. Mr. Wallace stated that four vendors are being considered for new internal finance software. This is being led by David Bryant.

Mr. Wallace also mentioned that the swimming pool repairs are being attacked and oxygen tanks are being placed in the police cars.

### **Board of Adjustments**

Mr. Newlin stated that a quorum was not present in December and therefore a meeting could not be conducted. However, last Monday, a meeting was conducted and enough people were present to review non-compliance issues.

### **Building Committee**

Mr. Robinson presented Building Committee Report. He stated there was little activity and only one permit was issued.

### **President's Report**

Mr. Winters presented the President's Report.

- *Campground issue:* People living on the campgrounds are in violation of a county ordinance. Mr. Winters suggested that this issue be addressed before the county finds out. The problems are that it is against the covenants and there is no septic repair area. The benefits of having campground residents are that they provide security for other residents, people in the campgrounds are among Lake Royale's best residents, campground residents are not hurting anything, and that the majority of campground residents take excellent care of their property. Those against campground residents say they are among the biggest property nuisance problems in Lake Royale. However, campground representatives mention that there are plenty of non-campground residents who do not take care of their property. *Solution:* Municipality. This would allow our own zoning regulations. The problems could be addressed based on property size and owners could address property nuisances. Mr. Winters requested any suggestions for a solution. Mr. Antonelli mentioned that ordinances are tough to change. Some campers have put a lot of time and money into their property. He suggested that those already here be "grand fathered". For some campers, this is their only home. Therefore a change of this magnitude must have a grandfather clause.
- *Board of Adjustments issue:* Mr. Newlin stated that a 1991 ordinance currently in place takes variance (conditional use) request appeals to county government not to Board of Adjustments for review of covenants. Anyone can go to county Board of Adjustments to get variances. Mr. Winters stated that he supports those who go through POA procedures.

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

Paul Hershey presented the General Manager's Report. The highlights are as follows:

- Ice storm clean up is at 80%.
- Budget is ready – it will be reviewed on January 29<sup>th</sup>.
- Clubhouse has been redone. The generator works and the chimney has been cleaned.

Mr. Winters administered Board of Directors oath to Faye Nelson.

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

Mary Lillingsworth (Marilee) thanked the police, etc. for their work during the December ice storm. She also thanked Mr. Hershey and Mr. Nottingham for setting up an Emergency Plan. There will be an Emergency Plan Meeting on February 1<sup>st</sup> at 9:00am. Volunteers are encouraged to attend. She requested the POA post a flyer about the meeting.

Elaine Lassiter (106 Pontiac Cove) asked Chief Umstead for suggestions about "break-in do's and don'ts. Mr. Umstead mentioned that the recent vandals were cutting power lines in utility boxes and telephone lines thus disabling security alarms. Vandals have been picking isolated areas. Mr. Umstead advised residents to purchase security systems that do not use phone lines and to watch out for people you don't know.

Leah Robinson (582 Sycamore) stated she was troubled about becoming a municipality. She requested published information on the advantages and disadvantages of municipality before jumping into it. She would also like to have a meeting with residents and campers with the purpose of becoming one community instead of two. Mr. Nottingham stated that he will be going to the league of municipalities in the next week and will provide information about it in the Royale Reporter. Mr. Winters mentioned he has looked at Bermuda Run, a community that became a municipality, and reiterated that he is just exploring the possibility. Mr. Robinson requested that at least partial information be sent out about a municipality because so many people do not understand what one is. Mr. Hershey stated that information could be found on the Internet using your search engine. It can be found under NC General Statutes, Section 160A.

Hib Affleck referred to municipality article (by Mr. Winters) in Royale Reporter asking for comments. Mr. Winters stated he received 12 inquiries of which only 1 was in opposition of becoming municipality. Mr. Winters also mentioned that the new website is in effect and postings are being policed before being shown on the website. The old website will be going down on February 15<sup>th</sup>.

Tom Nichols recognized and thanked the clean-up efforts of the police and maintenance departments during the recent ice storm. He also mentioned that there would be another Gospel Jubilee on Friday, February 7<sup>th</sup>.

Al Newlin also recognized the efforts of ice storm clean up. He encouraged everyone to look into municipality Internet site and will look into new POA website.

### **Old Business**

The Status Log was verbally reviewed by Mr. Winters. Various actions are still in progress.

- Water/Sewer District – Mr. Nottingham is exploring the protection of the Lake. Mr. Robinson asked for information on this be placed in the Royale Reporter. Mr. Nottingham agreed to write an article for the reporter.

- Mr. Robinson asked for a POA Board meeting with the Board of County Commissioners. Currently the POA Board is waiting for the County Commissioners to respond.
- Mr. Antonelli asked about the comfort center heater temperature. Mr. Hershey stated that a current reading of the center was 72<sup>0</sup>.
- Survey – Internal Audit Committee will handle surveying employees.
- Committee Books – Mr. Hershey is compiling information by February 15<sup>th</sup> date. He identified a need for a 5-year plan in the budget. Mr. Nottingham explained 5-year planning (Need vs. Repair). He mentioned that a 5-year plan will be part of the budget but Budget does not need 5-year plan to be approved.
- Capital Improvements vs. Repair – Mr. Winters asked Mr. Hershey to pass on request for committee meeting minutes from Recreation Committee. Mr. Antonelli asked what money is going towards fish. Mr. Nichols asked for a study to see if we already have adequate fish. Mr. Robinson stated that money is still there. There is a new weed growing. Possibly money can be used to buy sterile fish who eat weed. Some people gave money with specific instructions that their money go towards the purchase of fish. Mr. Winters asked Mr. Hershey to have a Game & Fish Warden come and evaluate the lake.
- Ordinances – Discussion followed. Mr. Winters explained the need for ordinances as requested by Leah Robinson. Mr. Wakefield motioned to approve ordinances, Mr. Antonelli seconded. Motion carried. Mr. Newlin reiterated that the Board of Adjustments is the route of Appeal for items disagreeing with covenants. Mr. Robinson motioned that Mr. Winters take it to County Commissioners. Ms. Faison seconded. Motion carried.
- Building Inspector – Mr. Robinson requested Board approval for a Building Inspector to inspect driveways, structures, etc. Mr. Hershey supported Mr. Robinson's suggestion if description carries out covenants paid by Building Committee fees within budget. Mr. Wakefield asked for a written form of what is being voted upon. Mr. Nottingham motioned to approve the creation of a Building Inspector position with documents provided at the next meeting. Motion seconded by Mr. Puetz and Mr. Antonelli.
- Developer Status – Mr. Nichols motioned that the Board revoke the developer status Mr. Shendak of PNC LLC. To be effective at fiscal year end. Ms. Hyatt seconded the motion. Motion carried.
- Emergency Maintenance Committee – Mr. Nottingham volunteered to chair the committee. Mr. Nichols motioned to have Mr. Nottingham as Emergency Maintenance Committee Chairman. Ms. Faison seconded. Motion carried.

### **New Business**

- Leo Glenn requested the establishment of a Lake Royale Benevolence Committee. Mr. Nichols motioned that such a committee be established. Mr. Antonelli seconded. Motion carried.
- Piano Fund – There was a request for the POA match funds for the cost of a \$6500 piano for the Lodge. Mr. Hershey stated that up to \$3000 could be taken

from elsewhere in the budget. Mr. Nottingham motioned that the Lake Royale POA purchase 42 keys on whatever piano is purchased. Ms. Hyatt seconded. Motion carried.

- Beautification Committee – Mr. Hershey received a request from this committee recommending a stone be purchased for Mike Riley. Mr. Nichols motioned that such stone be purchased. Mr. Antonelli seconded. Motioned carried.

Meeting adjourned: 1:05pm