

**BOARD OF DIRECTORS MEETING  
LAKE ROYALE PROPERTY OWNERS ASSOCIATION**

**March 15, 2003 – SATURDAY**

**10:00a.m. – LODGE**

**Call to Order**

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

**Approval of the February Meeting Minutes**

Mr. Winters noted a correction on page 4 regarding Mr. Nichols motion to donate building fees. The motion should read as follows: **Mr. Nichols moved that all building fees collected related to that house (referring to Mr. Mahoney's similar "Jessica's Hope Chest" house) be donated to the Children's Foundation for Health. Mr. Robinson seconded. Motion carried.** Mr. Antonelli moved to approve the February 2003 Meeting Minutes with the correction noted. Mr. Puetz seconded. Motion carried.

**Treasurer's Report**

Stuart Nottingham presented the Treasurer's Report. Mr. Nottingham noted errors were found in the balance sheet by the new software and with the controller's help, the errors were corrected with ease.

**By-Laws & Covenants Report**

Hib Affleck presented the By-Laws and Covenants Committee Report. Mr. Affleck stressed that the revised covenants and by-laws will not be available for voting at this year's annual meeting. He mentioned that this committee is scrutinizing every single by-law and covenant to secure accuracy. The committee would like to submit no more than ten ballots for the Board's approval. Mr. Winters mentioned that as advised by attorneys, textural changes (such as changes to the format) do not need ballots. Dorothy Bliss, a committee member, recommended Mr. Winters sit in on the next By-laws & Covenants Committee meeting. Mr. Winters agreed. Mr. Antonelli asked if the POA is under any mandate to get the by-laws and covenants reviewed and out this year. Mr. Affleck stated there was not. Mr. Hershey mentioned that changes have been budgeted for a fall mail-out. Mr. Winters mentioned that some items in the by-laws need to be moved to the covenants and vice versa. He recommended this be done by including the phrase "under the advise of attorney". Mr. Robinson reminded everyone that the revised by-laws and covenants need to go back to Hope for review. Mr. Hershey stated that Hope has agreed to act immediately on it. Ms. Faison and Mr. Winters commended the committee on their

continued hard work. Mr. Hershey also mentioned the committee's long and tedious hours are to be acknowledged.

### **Board of Adjustments**

Al Newlin reported that only four members attended last month's meeting, thus they met informally. He encouraged the POA Board members to attend their next meeting on April 3<sup>rd</sup>. Mr. Hershey stated that there will be a hearing on April 3<sup>rd</sup>. Mr. Winters stated there are no records of appointments to the Board of Adjustments or terms and requested Mr. Newlin ask the members to submit their understanding of their appointments and terms.

### **Emergency Management**

Stuart Nottingham presented the Emergency Management Report.

### **Finance Committee**

Bill Wallace presented the Finance Committee Report.

### **Building Committee**

Ray Robinson presented the Building Committee Report.

### **President's Report**

Mr. Winters presented the President's Report.

- Urged everyone to check his or her homeowner's policy for possible refunds due to the addition of a fire department being closer.
- The county is re-writing ordinances submitted. The county does not like the Lake Royale leash law but assured everyone that the Board will stand firm.
- April 21<sup>st</sup> at 6:00pm is the next County meeting. This will be a public meeting to vote on ordinances submitted. He encouraged everyone to attend.
- North State Bank is being talked with about being Lake Royale's exclusive bank. As Lake Royale's exclusive bank, they could finance road paving with the benefit of saving potentially \$12,000 for Lake Royale.
- By-law and covenant ballot voting is coming up. He urged anyone with suggested changes come forward ASAP through the By-laws and Covenants Committee. Mr. Affleck mentioned that in order to petition a covenant, one must have 10% of Lake Royale signatures.
- Urged those interested in running for office, fill out a form and arrange an interview ASAP.

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

Paul Hershey presented the General Manager's Report. He thanked everyone for assisting him through his first year as GM.

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

**Lee Robinson** (582 Sagamore) stated her concern about talk of Lake Royale becoming a municipality. She would like clarification about implementing water and sewer systems.

She also asked if National State Bank was FDIC insured for those with accounts greater than \$100,000. Mr. Winters stated that issue had been explored and National Bank is covered. Mr. Nottingham stated he is looking to control water runoff. The sewer system is being looked at but no one has made a decision either way. He wants everyone to make an informed decision. The county now makes the decision whether Lake Royale becomes a sewer district. However, if Lake Royale were to become a municipality, then Lake Royale could make their own decision.

**Al Newlin** (1309 Sagamore) asked when dues notices would be received. Mr. Hershey stated they would go out this week. Mr. Newlin mentioned that stickers expire on March 31<sup>st</sup>. Mr. Hershey stated that present stickers are accepted for 45 days. Lake Royale residents will receive new stickers when dues are paid. Mr. Newlin questioned the lack of building permits being posted. Mr. Robinson noted that was one major reason for creating a Compliance Officer position.

### **Old Business**

Mr. Hershey reviewed the status log.

- Municipality – Mr. Hershey recommended a town hall in April to field questions.
- Status Log – Mr. Affleck asked that a copy of the status log be available for those attending this meeting. Mr. Hershey agreed to have it available at future meetings.

Mr. Robinson moved that Leo Breton be hired as the Lake Royale Compliance Officer on a part-time basis being paid \$13/hour, not to exceed \$2,700/yr. beginning April 1<sup>st</sup> reporting to the General Manager. The General Manager concurred. Mr. Nichols seconded. Motion carried.

### **New Business**

- Mr. Wakefield moved to redefine the terms of Board of Adjustment membership to begin and end in January. Ms. Faison seconded. Motion carried.
- Mr. Nottingham moved that several people from the Emergency Management Committee be approved for the Oversight Committee. Mr. Nichols seconded. Motion carried.
- Resignations from committees – letters are requested but Board will accept verbal resignations to General Manager or to President of POA Board.
- Ms. Faison requested POA Board members provide a wish list for future plans for Lake Royale.
- Mr. Hershey recommended a re-treat to address a 5-year plan. Mr. Winters stated that everyone must have the opportunity to observe.
- Mr. Antonelli moved to move the next POA Board meeting from April 19<sup>th</sup> to April 26<sup>th</sup> in observance of Easter. Ms. Hyatt seconded. Motion carried.
- Mr. Winters called a short meeting of the POA Board before the annual meeting in July.

Meeting adjourned: 12:55pm