

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

May 17, 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, Ann Faison, Tony Antonelli, Marian Hyatt, Bob Winters, Bill Wakefield, Stuart Nottingham, Roy Batton, and Faye Nelson. Staff present was Paul Hershey, David Bryant, Jarrett Umstead, and Todd Pearce. Absent were Richard Farrow and Thomas Puetz.

Pledge of Allegiance

The meeting began with the pledge of allegiance led by Mr. Antonelli.

Approval of the April Meeting Minutes

Mr. Nichols noted a correction that Item #5 was not to be included on the annual ballot. Mr. Nichols stated that the April minutes should read as such. Mr. Nichols then moved to approve the April 2003 Meeting Minutes with the correction noted. Ms. Faison seconded. Motion carried.

Treasurer's Report

Stuart Nottingham presented the Treasurer's Report. Mr. Nottingham mentioned a correction in the report and that he would have a corrected report done today.

Recreation Committee Report

Mr. Hershey reported that this committee would mail out a formal report under separate cover to all Board members.

Emergency Management Report

Stuart Nottingham presented the Emergency Management Report. Mr. Nottingham and Mr. Hershey would like to pursue a \$10,000 grant to put towards equipment, training, and supplies in the event of an emergency.

Finance Committee

Bill Wallace presented the Finance Committee Report.

Board of Adjustments

Al Newlin was not present. Mr. Winters read report submitted to POA Board from Mr. Newlin.

Building Committee – Mr. Robinson summarized March and April reports. He requested an explanation of UDOs (Unified Development Ordinance) from Mr. Hershey. Mr. Winters offered to provide a copy of UDO to Mr. Robinson.

President's Report

Mr. Winters presented the President's Report. He mentioned that the roads would begin being paved as planned. Also, he has found lots in Lake Royale property that belong to the county. He has submitted an invoice for the payment of past dues totally approximately \$80,000. Mr. Winters suggested that the land be purchased from the county by the Lake Royale POA for the amount of dues outstanding. Mr. Winters also mentioned the upcoming County Commissioners Meeting. Mr. Hershey and Mr. Winters will present the ordinances again at the next County Commissioners Meeting on May 19th at 7:00pm at the County Commissioners Chambers in Louisburg. Mr. Winters encouraged everyone to attend.

General Manager's Report

Mr. Hershey presented the General Manager's Report.

- Paving Roads – the prep work begins on Monday, May 19th.
- Pool – is ready. It will be inspected on Tuesday.
- Police software is going to be installed.
- Putt Putt Golf course will open in June.
- Golf cart and ATVs operators must have a valid drivers license.
- County Commissioners Meeting is Monday, May 19th at 7:00pm to discuss the ordinances needs everyone's attendance.
- CERTS – Mr. Hershey and Mr. Nottingham suggest they pursue the \$10,000 grant.
- Dam – Water-testing baseline is expected next week.
- POA Cards – recommended active military members get cards.

Benevolence Committee

Mr. Winters read report submitted to POA Board submitted by Jean Sullivan.

Property Owner's Forum

Phil Anzalone mentioned a lack of Lake Royale POA Board members at the County Commissioners Meeting in April. He also stated that he is aware of why a criminal background check is done and asked Mr. Hershey what is done with answers from such checks.

MaryLou (?) mentioned that the address directory is coming along very well. She also asked where does the Red Cross stand in regards to the Red Cross Shelter at Lake Royale. Mr. Hershey explained that information couldn't be dispersed until the CERTS grant is received. Mr. Nottingham offered assurance that the CERT program will not take the place of the Red Cross program. Lastly, she that the Square Dancers are holding an event on May 31st and that there was a clerical error by the Recreation Committee. The evening will include a workshop, followed by a dinner cruise and dancing.

Brenda Gregory asked about the swimming pool opening. She asked if 5 passes are issued for one year or one day. Mr. Hershey explained that Lake Royale property owners may purchase five-one day passes for \$3.00.

Kelley (?) recommended a speed bump be place on Morningside Drive due to golf carts and teenagers driving in excess of speed limit. She asked how often the police patrolled this area. Mr. Hershey stated it was at least twice a day. However, Mr. Hershey agreed with her point and mentioned that he will speak to the Chief about getting signage and speed bumps.

Lee Robinson asked about the esthetics of the lodge storage for the piano and also agreed to be coordinator for a carpool to the County Commissioners Meeting on Monday. Her phone number is 478-4021. Mr. Wakefield offered to make available copies of the County Commissioners phone numbers.

Faye Nelson offered to perform as Nellie the Clown for Lake Royale POA free of charge including face painting, animal balloons, etc.

Old Business

Mr. Hershey reviewed the status log.

Mr. Nichols moved to approve statement from Finance Committee recommending North State Bank. Ms. Nelson seconded. Motion carried.

Mr. Nichols moved to have Hope Carmichael involved in North State Bank's commitment. Mr. Antonelli seconded. Motion carried.

Lake Royale By-Laws and Covenants – 2003 Ballot Form

Item #4 **All Residential Lots – Unattached Structures.** Mr. Wakefield moved to accept the proposal resulting from the April POA Board meeting to include an *effective date of July 21, 2003 unless otherwise stated herein.* Mr. Antonelli seconded. Motion carried.

- Item #5 **All Camping Lots – Camping Units and Accessory Structures.** Mr. Nichols offered a substitute motion stating his recollection of the motion at the April POA Board meeting was as follows:

INSERT HIS RECOLLECTION OF MOTION HERE

(I do not have his recollection. Mr. Winters took the yellow piece of paper it was on from me during the meeting and I never received it back.)

Mr. Wakefield moved to refer this item with Mr. Nichols substitute motion back to the By-Laws and Covenants Committee for further clarification. Ms. Faison seconded. The motion carried with 5 to 2 (Antonelli & Nichols) with Ms. Faison abstaining.

Mr. Winters requested Mr. Hershey mail the ballots out by May 19, 2003.

Ms. Faison asked that an open forum be held to field questions and understand the ballots. Mr. Wakefield moved to have such a meeting be held June 21, 2003 at Steak Night. Ms. Hyatt seconded. Mr. Hershey suggested this notification be given out with ballots. Motion carried.

New Business

- Lodge Rental – Mr. Nottingham moved that no more rentals be scheduled at the lodge after August 19, 2003. Ms. Nelson seconded. Motion carried.
- CERTS Grant - Mr. Nottingham explained there would be no expense to POA to pursue this grant. Mr. Wakefield moved to pursue and apply for this grant. Mr. Robinson seconded. Motion carried.
- Lots from County - Mr. Wakefield moved to have the President and Manager pursue the acquisition of approximately 154 Lake Royale lots from the county and use them as greenways. Mr. Nottingham seconded. Motion carried. Ms. Faison suggested that this be pursued after the County Commissioners Meeting on May 19, 2003.
- Driveway Permits – Ms. Hyatt moved change the fee structure to flat fees of \$75 per first inspection and \$50 for each re-inspection. Mr. Nottingham seconded. Motion carried. Mr. Robinson moved to have this new fee structure be effective June 1, 2003 with those that have not applied for refunds be given 6 months from this date to do so. Mr. Nottingham seconded. Motion carried.
- POA Cards – Ms. Faison moved that POA cards be issued to single active duty service men/women who are children of Lake Royale residents. Mr. Robinson seconded. Motion carried.
- Lake Royale Real Estate Book – Mr. Winters suggested this book be removed from the POA office. Mr. Nottingham moved to remove the real estate book currently located in the POA office. Mr. Wakefield seconded. The motion carried with four votes. Two abstained.
- Signs – Mr. Hershey mentioned that this is an additional \$2,400 paving cost. Mr. Wakefield moved to include this cost in paving expenses. Mr. Robinson seconded. Motion carried.

Meeting adjourned: 1:00pm