

BOARD OF DIRECTORS MEETING
LAKE ROYALE PROPERTY OWNERS ASSOCIATION

August 16, 2003 – SATURDAY

10:00a.m. – LODGE

Call to Order - The meeting was called to order by the President. Present were Tom Nichols, Faye Nelson, Tony Antonelli, Ann Faison, Jimmy Tanner, David Downey, Bob Winters, Bill Wakefield, Larry Holland, Ray Robinson, and Roy Batton. Staff present was Paul Hershey, David Bryant, Jarrett Umstead, and Todd Pearce. Tim Gabriel was absent.

Pledge of Allegiance was led by Toni Antonelli.

Approval of the July Meeting Minutes - Mr. Nichols moved to approve minutes with corrections noted. Ms. Faison seconded. Motion carried.

Treasurer's Report – Ray Robinson presented the Treasurer's Report. Income for August was 143,238.33 and expenses were 127,449.25. Cash at the end of the month was \$498,164. 61% of the dues have been collected.

Recreation Committee Report – Lee Robinson urged property owners to volunteer for whatever event that seems interesting. Volunteers are also welcome the day of an event.

Finance Committee - Bill Wallace presented the Finance Committee Report. The new software system is in operation. Driveway deposits are being cleared up. Road paving is progressing, and striping, reflectors and backfill will be completed with the cost coming from the loan funds. A Crown Vic police car has been delivered, a new tractor purchased, new weights have been purchased and two old trucks have been sold. Revisions to the application for the CERTS grant have been completed and FEMA has cleaned up the ball field.

Benevolence Committee - A yard sale and a Bingo Fund-raiser are planned to raise funds. With a donation of \$100 from the 50 Plus group, \$420 is now on hand for expenses. The committee has been in touch with a number of people who have experienced difficulties during the last month.

Board of Adjustments – Mr. Newlin called attention to two items. He reported that giving conditional use permits by the BOA appears to not be legal under North Carolina law. Mr. Wakefield moved that management review with our attorney the matter of granting conditional permits. Mr. Nichols seconded. Mr. Winters asked members of the BOA and Covenants and By-laws committees come to the workshop to discuss this.

He also asked that a method for having property owners sign that they have read and/or are familiar with the by-laws and covenants be set up. A system to do this will be instituted before the issuance of cards next year.

Building Committee – Mr. Robinson reported a number of building permits have been issued and a total of \$425 in fees was collected last month.

President's Report

Mr. Winters presented the President's Report.

- The *Goals and Objectives* will be dealt with in the workshop.
- As was done this year, a *Tickler List* for the status log will be used in order to keep the Board focused.
- The lawsuit filed against the POA by a former employer has been dismissed

General Manager's Report - Mr. Hershey presented the General Manager's Report.

- Dues collection is progressing well.
- Paving Roads is on target with completion date (65% completed).
- The county approved the Ordinances.
- He encouraged owners to have emergency supplies available and to attend the emergency planning meetings on the 1st Saturday of each month at 9:00am in the Lodge.
- Pool hours are governed by staffing and with staff returning to school, pool hours have been reduced to evenings and weekends.
- State Law requires golf cart and ATV operators to be at least 16 years old and have a valid drivers license. Children under this age may not drive, even with parents present.
- Pine straw left at the comfort centers is for POA use only. Some has been stolen.
- The Recreation Committee needs additional volunteers.

Property Owner's Forum

Brenda Gregory asked how to reserve the clubhouse. Mr. Hershey referred her to Debra in the office who coordinates this. She also asked about the Internal Audit Committee. Mr. Robinson stated he is coordinating it and will be reviewing past efforts of the committee. Lastly, Ms. Gregory asked about membership on the Board of Adjustments. Mr. Winters explained member terms begin January 1 for three years, unless a person is filling a partial term left vacant by a resignation.

Al Newlin asked about the authority of the Finance Committee. Mr. Winters explained that this committee acts with the power of the POA Board in keeping with the resolutions.

Lee Robinson discussed the events going on today at Surf and Turf, a Golf Tournament planned for September, a Blue Grass Festival scheduled September 12th and 13th and asked for volunteers for the Recreation Committee.

Ann Faison commended the Recreation Committee's superb efforts.

Nab Pittard would like to build a 12' x 16' building in the camper section because he has seen one this size in the camping section. Mr. Winters explained that a 12' x 16' is not allowed in the camper section but a 12' x 12' is. A permit from the county is needed only if electricity is installed, but otherwise only the POA permit is needed.

Old Business

- **Resolutions** – Secretary Bill Wakefield read the resolutions. Mr. Nichols moved to accept the resolutions as presented. Ms. Faison seconded. Mr. Robinson moved to add the following amendment: The Executive Committee will meet in private when/if necessary to investigate alleged misconduct on the part of POA Board members. Mr. Antonelli seconded. The amendment and the motion carried unanimously.

Committee Membership – Mr. Robinson moved that anyone listed for a committee automatically become a member of the committee. Each committee will decide who will be regular members and who will be alternates and will also elect their own chairperson. Ms. Faison seconded and the motion carried.

New Business

- **Weight Room Regulations** – Mr. Hershey said this will be discussed at the workshop.
- **Fireworks** - Mr. Hershey mentioned that the response to the fireworks display was very favorable and suggested some reimbursement for the coordinator for the July 4th display. Mr. Nichols moved that the Board reimburse the display coordinator 40% of the expenses, not to exceed \$1000, for the July 4, 2003 display. Mr. Patton seconded and motion carried. Financial help for future displays will be considered each year.
- **Voting Place** – A new place for voting for Cypress Creek is necessary. Mr. Nichols moved that Mr. Winters work with the authorities to investigate using Lake Royale as the polling place for this precinct. Mr. Antonelli seconded.
- Faye Nelson will chair the committee to investigate the possibility of patio homes in the camping section.
- The Compliance Officer ask for a definition of what constitutes a car port. The Board will discuss this in the workshop.

There being no other business, the meeting was adjourned.