

**BOARD OF DIRECTORS MEETING**  
**LAKE ROYALE PROPERTY OWNERS ASSOCIATION**  
**September 20, 2003 – SATURDAY**  
**10:00a.m. – LODGE**

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

Resignation letter was received from David Downey effective September 19, 2003. Mr. Tanner will replace Mr. Downey as Chairman.

Tim Medlin has replaced Todd Pearce as Maintenance Supervisor.

The President thanked all volunteers who assisted during Hurricane Isabel, especially Mary Lou for her efforts in getting the shelter going. He also recognized Tim Medlin and John Cooley for their fabulous maintenance job during the hurricane.

Progress Energy will be at next month's meeting to present steps they use to restore power after an outage.

**Pledge of Allegiance** - led by Bob Winters.

**Approval of the August Meeting Minutes** - Mr. Nichols moved to approve minutes with a correction noted that Brenda Gregory asked about the internal audit committee, not the ordinance committee. Mr. Robinson seconded. Motion carried.

**Finance Committee** - Bill Wallace presented the Finance Committee Report.

**Treasurer's Report** – Ray Robinson presented the Treasurer's Report.

**By-Laws & Covenants Report** – Hib Affleck presented the committee report.

**Building Committee** – Mr. Robinson presented the Building Committee's report.

**President's Report**

Mr. Winters presented the President's Report.

*“Wise Decision”* – Supreme Court decision, which negates Lake Royale's right to fine those members not in compliance and how it affects the Board of Adjustments.

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

- Two hearings are scheduled for the October Meeting.

- MOU (Memorandum of Understanding) on 2003 CERTS is completed. 2004 CERTS is being applied for.
- Paving Roads – pavers will be returning in the next few weeks. Lime is being spread to assist paving.
- Lake oil slick – Department of Environment took samples. Water samples are fine. Lake water is not harmful.

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

**Brenda Gregory** asked why the Board of Adjustments was not included on committee list. Mr. Winters stated they are not listed because they are a board and this is a listing of committees only.

**Lee Robinson** mentioned the following:

- 1) Gate access – proposed motion sensor operation cameras to control who enters and exits through gate. Mr. Gabriels stated that cameras are cheap but the computer storage can be as much as \$15k. Mr. Hershey mentioned that the membership abuses the gate personnel. We need to change behavior of membership. Camera possibilities will be revisited.
- 2) Heard rumor about the Lodge being torn down – this is simply a rumor. She suggested the use of partitions for multiple uses by several groups at the same time.

**Leo Breton** – Announced Steak Night tonight at 6pm.

**Phil Anzalone** – mentioned the following:

- 1) Municipality still a prospect? – Board the responded that it looks like it would cost too much at this time. Teschi says land is not for sale. Mr. Gabriels suggested a rate study. Mr. Winters stated that the best thing for Lake Royale to do for the county would be to take over their water system.
- 2) Home Delivery – commented that he is against it. Enjoys different physical address vs. resident address.
- 3) Gate abuse – asked how police handled abuse. Chief Umstead confirmed that the guards are tired of being abused. Mr. Hershey stated that the member's mentality must change.

**Gene Melcher** – asked about the following:

- 1) Would like to see number of growth potential as well as past numbers. Mr. Winters mentioned that these figures are available and that Lake Royale consists of approximately 5200 lots with 50% residential and 50% campers. The population fluctuates with roughly 2000 year-round and reaches up to 15,000 at the height during the fourth of July.
- 2) Demand on water and sewer – Mr. Winters responded that we need growth planning. Mr. Gabriels stated that there is no growth planning to decide whether or not to go towards a municipality.

- 3) Dues Collection – Mr. Hershey stated that there is data available regarding % collected. Growth issues are available through Franklin County.
- 4) Handouts are inconsistent with reports that are being passed out. Mr. Hershey stated that this is an accrued vs. cash/month reporting difference.
- 5) New Ordinances – who do members report violations to? Guardhouse per Chief Umstead.

### **Old Business**

- Status Log – Mr. Hershey reviewed log.
- Priority Goals – Mr. Nichols motioned to approve goals as is. Ms. Faison seconded and motion carried.
- Capital Improvement Per Cent – Mr. Robinson moved to accept the following recommendation from the Finance Committee. “For the 2003-2004 fiscal year that 18.1% of the current years dues collected plus 100% of prior years dues collected be earmarked solely for the purpose of Capital Improvements.” And “That the Finance Committee and management be directed to strive for at least 20% of the current years dues to be allocated for Capital Improvements for the 2004-2005 Budget.” Mr. Gabriels seconded and motion carried.

### **New Business**

- Opening for POA Board Vice President – Mr. Winters suggested any candidate see Mr. Hershey.

Meeting adjourned.