

BOARD OF DIRECTORS MEETING
LAKE ROYALE PROPERTY OWNERS ASSOCIATION

January 17, 2004 – SATURDAY

10:00a.m. – LODGE

Call to Order - The meeting was called to order. Present were Ray Robinson, Tom Nichols, Tim Gabriel, Bob Winters, Bill Wakefield, Roy Batton, Tony Antonelli, and Richard Wainwright. Staff present was Tim Medlin and Jarrett Umstead. Ann Faison, Jimmy Tanner, Larry Holland, and Faye Nelson were absent.

Pledge of Allegiance – Mr. Antonelli led the pledge.

Approval of the December Meeting Minutes - Mr. Nichols moved to approve the minutes as submitted. Mr. Robinson seconded. Motion carried.

Mr. Winters gave a report on a closed meeting of the Board. The Lake Royale POA voted to make a \$15,000 offer to purchase the lots owned by TESI. (This has been rejected by TESI) The Board appointed Bob Winters acting Manager and authorized his use of Lake Royale equipment while in this position. It also authorized Mr. Winters to use Paul Hershey as a consultant in completing the paving. Tim Medlin was made permanent Maintenance Supervisor. Mr. Nichols moved to accept the closed meeting minutes. Mr. Wakefield seconded. Motion carried.

Swearing in of Board Member – Richard Wainwright was sworn in as Vice Chairman. He was selected from three very well qualified applicants.

Treasurer's Report – Mr. Robinson reported that dues collected in December were \$15,090.63. Our average operating expenses are \$93,000 per month. Total funds on hand at the end of December was \$762,612.03.

Committee Meeting Minutes – The Beautification Committee Meeting Minutes were submitted. The committee has been planting trees and mulching around them near the back post office building. The committee is suggesting that parking at the front post office building be diagonal and that a light be installed.

Benevolence Committee Minutes. The committee minutes reported that two families were helped at Christmas and another family whose home burned was helped. The total spent was \$750.41, leaving a balance on hand of \$2.59

Finance Committee – Mr. Winters read the report submitted by Mr. Wallace. The POA is in a good financial position. Our bills are being paid, the computer with appropriate backup is functioning, office personnel have been reassigned as needed and the new budget should be prepared on time. Carriage Manor has not paid their dues and our

lawyer is working on this. The committee is recommending to the Board that renters who wish to have a key to the exercise room will need to pay by cash or credit card. \$1250 has been paid for keys to the room and this money will be used to add to the equipment. A system for automatic entry at the front and back gates was discussed and is being investigated.

Building Committee – Mr. Robinson reported that during November and December eleven permits for houses were approved, and a number of other permits were issued. Total fees collected in November was \$1,650 and in December was \$875.

President and General Manager's Report - Mr. Winters reported the following:

- Welcomed Mr. Wainwright to the Board.
- The new POA Manager, Robert Van Graafeiland, will start in mid-February.
- TESI has refused the POA Board offer for their land at Lake Royale and declined to make a counter-offer.
- Paving: It appears we may be short of money to pay for paving Shawnee and Sagamore. There are two options: (1) borrow more money for the roads, or (2) patch spots on each road. Mr. Winters suggested patching the spots would be more cost effective at this time but this will be discussed and decided when firm figures are in hand.
- Mr. Winters praised Rose Boggs who has recently been promoted to Office Manager.

Property Owner's Forum

Leo Breton commended Bob Winters for his work as Acting Manager. He suggested diagonal parking lines be drawn to alleviate post office congestion or cut a road behind the post office structure for parking.

Ben Myatt asked about the status of the automated gates and called attention to torn paving left by TESI in his cul-de-sac. (Mr. Winters stated he will look into getting this patched.)

Brenda Gregory mentioned her concern about safety around curve at Chippewa. (We will look into reflectors for the curve.) She asked about moving Post Office boxes to the grassy area near the front entrance. (This plus home delivery is under consideration). She asked that a gas heater be added to the ladies rest room in Comfort Center #1. (Mr. Medlin will look into installing one.)

Phil Anzalone asked for more information about the offer to TESI. (The offer was rejected) He asked about the paving cost. (Barnhill has their own asphalt plant and thus offered Lake Royale a lower than average cost of \$55 per ton. But, more tons have been needed than was estimated.) Mr. Anzalone repeated his objection to home mail delivery. He asked why there is a need for a manned gate 24/7.

Lee Robinson suggested a performance review for the new POA Manager. She asked about the Lake Royale policies for renters. (Mr. Winters stated that the homeowners are responsible for their tenants.) She asked about placing a weight limit on trucks entering Lake Royale. (This is under consideration).

Tom Donnelly described the difficulty he has had in complying with carport regulations. (Mr. Donnelly will work with the Compliance Officer or go to the Board of Adjustments to see what can be done).

Richard Revels gave an update on the high-speed *wireless* Internet proposal. His proposed cost was low and the actual cost will be \$21 per month. Sixty subscribers are needed to initiate the service. Anyone interested should see Mr. Revels.

Old Business – none

New Business

- **Mr. Wakefield moved to require renters to pay in cash or by credit card when obtaining a key for use of the weight room. Mr. Batton seconded. Motion carried.**
- **Mr. Nichols moved that 50% of the \$50 fee be refunded to renters when the weight room keys are returned. Mr. Robinson seconded. Motion carried.**
- **Mr. Nichols moved to appoint Brenda Gregory to the Board of Adjustments for a three-year term. Mr. Antonelli seconded. Motion carried.**
- **Mr. Wakefield moved to appoint Hib Affleck to fill the second vacancy on the Board of Adjustments. Mr. Antonelli seconded. Motion carried.**

Meeting adjourned.