

BOARD OF DIRECTORS MEETING
LAKE ROYALE PROPERTY OWNERS ASSOCIATION

February 21, 2004 – SATURDAY

10:00a.m. – LODGE

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

Pledge of Allegiance – Mr. Winters led the pledge.

Approval of the January Meeting Minutes – The following correction to the January minutes was noted. Under New Business, the motion regarding weight room key refund should read: **Mr. Nichols moved that 50% of the \$50 fee be refunded when the weight room keys are returned. Mr. Robinson seconded. Motion carried.** Mr. Holland moved to approve the minutes as submitted with the correction noted. Mr. Batton seconded. Motion carried.

Treasurer's Report –Balance at the beginning of the January was \$857,399.71. Income for the month was \$20,403.79. Expenses were 162,515.39. Balance at the end of the month was \$720,293.42.

Committee Meeting Minutes – The Benevolence Committee Meeting Minutes were submitted. The committee has \$87. 59 on hand.

Finance Committee – Mr. Wallace gave the report. The budget was prepared and presented to the POA Board. Dues for next year are recommended to increase by 10%.

Board of Adjustments Report – Phil Anzalone reported there were no variance hearings in January. The following officers were elected: Al Newlin, Chairman; Phil Anzalone, Vice-Chairman; Bea Riley, Secretary; and Jack Hugh, Sergeant at Arms.

President's Report- In his report Mr. Winters said rapid improvements are being made in accounting and handling of funds. The new computer software is excellent for our needs.

General Manager's Report - Mr. VanGraafeiland said he is in the process of learning his job. He will be honest and open with the public. Bob Winters and the staff have done a great job.

Property Owner's Forum

Lawrence Carpente explained that he wishes to put up a metal garage but his request for a building permit was denied. Mr. Winters stated that the POA Board would not override the Building Committee in this matter. Mr. Winters advised Mr. Carpenter to go back to the Building Committee if he wishes to pursue this further.

Joyce Cooke asked two questions; (1) how do you file an appeal to a committee decision? Mr. Winters explained the procedure of going to the Board of Adjustments. (2) How does one invite people from outside the community to a function within Lake Royale – how do they get through the gate? Mr. Winters referred Ms. Cooke to the General Manager.

Hib Affleck asked if the POA Board changes the By-Laws & Covenants by its actions? Mr. Winters answered – no.

Richard Revels spoke about an update to the high-speed *wireless* Internet access. He anticipates having the network in place around the second week in March. Mr. Revels is ready to install the tower and is investigating where the tower(s) will be placed. Mr. Winters asked that a fence be placed around any/all tower(s) at Mr. Revel's expense. Mr. Revels agreed.

Austin Hughes expressed concern about the policy effective in August 2003 which stopped the rental of the Lodge/Clubhouse. He would like the Board to reconsider allowing residents use of the Clubhouse for private parties. Mr. Winters advised this could be discussed at the next workshop.

June Affleck informed everyone of the passing of Sewanee Stallings on Friday, February 20th. She also asked about trucks parked on the lot in front of the Lodge. Chief Umstead stated he would be taking care of that problem.

Elizabeth Shipman expressed interest in joining several committees. Mr. Winters directed her to the POA office for more information.

Old Business – none .

New Business

- **Mr. Gabriel moved that the POA Board deal with non-compliance issues and the Board of Adjustments hear only variances; subject to Lake Royale attorney approval. Mr. Antonelli seconded. Motion carried.**
- **Mr. Gabriel moved that the \$25 application fee accompanying variance requests be non-refundable. Mr. Wakefield seconded. Motion carried.**
- **Mr. Wakefield moved that the use of funds from the upcoming sale of trailers be referred to the Finance Committee. Mr. Batton seconded. Motion carried.**
- **Mr. Wakefield moved to increase dues for 2004-2005 by 10% bringing monthly POA dues to \$357.50. Mr. Batton seconded. Motion carried.**

- **Mr. Gabriel moved to accept the 2004-2005 budget as written. Mr. Antonelli seconded. Motion carried.**
- **Mr. Gabriel moved that we make an effort to pay off the road loan in seven years or less. Mr. Antonelli seconded. Motion carried.**
- Jean Sullivan would like to rent space for a grill at the pavilion and pool for the summer – Memorial Day through Labor Day. This will be discussed at the workshop, with the general manger bringing a recommendation.
- **Ms. Faison moved that we approve Chief Umstead checking into having two trailers that cannot be moved burned by the local fire department. Mr. Batton seconded. Motion carried.**
- **Mr. Holland moved we agree to a contract of \$1.00 for an annual lease with Mr. Revels to place wireless towers behind the Police Department, at the Lodge, and at the Pavilion. Mr. Tanner seconded. Motion carried. The Manager will prepare this contract.**
- Ms. Faison volunteered to step in as secretary for Mr. Wakefield at next month's POA Board meeting.

Meeting adjourned.