

BOARD OF DIRECTORS MEETING
LAKE ROYALE PROPERTY OWNERS ASSOCIATION

May 15, 2004 – SATURDAY

10:00a.m. – LODGE

Call to Order - The meeting was called to order. Present were Ray Robinson, Tom Nichols, 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. Faye Nelson and Ann Faison were absent.

Pledge of Allegiance – Mr. Tanner led the pledge.

Approval of the April Meeting Minutes – The following corrections to the April minutes was noted. On page 1, Mr. Nichols apologized to Mr. and Mrs. **Dodson to include - Mr. Winters apologized for letting the meeting get out of order.** Mr. Wakefield moved to approve the minutes as submitted with the corrections. Mr. Tanner seconded. Motion carried.

Treasurer's Report – Mr. Robinson reported.

Committee Meeting Minutes – the Recreation, Beautification, and Benevolence Committees submitted their reports.

Finance Committee – Mr. Wallace reported. Recommendations from the Finance Committee were placed under New Business.

Board of Adjustments – Phil Anzalone reported that there has been no activity this month. There is a hearing scheduled for May 27th.

Building Committee - Mr. Robinson reported a total of \$1035 was collected for April.

President's Report - Mr. Winters stated his goals were fulfilled during his two-year term. They were (1) increase collections, (2) increase property values, and (3) increase participation. Mr. Wakefield reminded Mr. Winters of a previous motion to establish a committee to seek out more participants.

General Manager's Report - Mr. VanGraafeiland reported the following:

- Foreclosure liens on lots have been mapped.
- Scheduled road patches have finished.
- Trailer Auction starts Monday and will continue through the second week in June to get them off the ball field.

- TOPS is not where we want it but is heading forward.
- Dam inspection last year showed needed repairs. Repairs will be done.
- Mowing is on a scheduled pattern.

Property Owner's Forum

Brenda Gregory commended the General Manager on bringing people touch back to front office. She thanked Robert VanGraafeiland the GM.

Jay Golden commented on the speed problem by the golf course. He is worried someone will get hit. He asked the Board to investigate and address safety issue on roads by the golf course. He asked that the speed be enforced. Mr. Golden also offered to volunteer for the Finance Committee. Chief Umstead stated he has submitted an application for refurbished Radar Units with grant money. Mr. Gabriel suggested obtaining prices of speed humps. Mr. Winters suggested movable speed bumps.

Tiffany Wiley also mentioned her concern about speed by the golf course. She suggested lowering the speed around the Lake. Mr. Winters mentioned that the county governs the speed.

Richard Wainwright asked for more volunteers for the Emergency Management Committee (Safety Committee). The Committee meets the first Saturday of every month at 9:00am in the Lodge.

Ray Robinson stated that his wife's paddleboat has been stolen out of the boathouse. There are boats running on the lake at night without lights.

Jarrett Umstead due to lack of staffing, there is a need for greater community involvement. He will investigate a community watch program.

June Affleck suggested catching thefts at the gate. Chief Umstead it would be very difficult to check every vehicle that exits through the gate due to lack in manpower.

Old Business

➤ **By-Laws Ballot - Amendments**

1. **Mr. Nichols moved to "Change the Name of Security Force in By-Laws and delete it from the covenants" as written in submitted proposal. Mr. Gabriel seconded. Motion carried.**
2. Mr. Wakefield moved to add the following regarding contiguous (Adjoining or Abutting) Lots: "No dues exemption on any lots joined and deeded after July 31, 2004, combined or otherwise, shall be allowed." Mr. Robinson seconded. **Motion**

- struck due to vote – vote 2-6 (Mr. Robinson, Mr. Nichols, Mr. Gabriel, Mr. Tanner, Mr. Holland, and Mr. Antonelli opposed).
3. Mr. Robinson moved to accept the “Dues Owed on Transferred Lots” as submitted. Mr. Tanner seconded. Motion carried – 6-2 (Mr. Nichols and Mr. Antonelli opposed).
 4. Mr. Nichols moved to remove “Signed Ballot” as submitted. Mr. Tanner seconded. Motion carried.
 5. Mr. Nichols moved to accept the Facility Fee Charged to Tenants as submitted. Mr. Robinson seconded. Motion carried.
 6. Mr. Wakefield moved to Eliminate “Developer” Exemption from Paying Dues and replace with: “Dues shall be payable by those holding “developer” status for all lots which it has developed or sold within three years. Once paved streets are in place, the lot(s) shall be deemed developed.” Mr. Gabriel seconded. Motion carried.
- Covenants Ballot - Amendments
1. Mr. Tanner moved to accept Fining for Covenant/Rule Violations as submitted. Mr. Wakefield seconded. Motion carried.
 2. Mr. Gabriel moved to accept “Eliminate Monthly Dues Payments from Covenants/By-Laws”. Mr. Tanner seconded. Motion carried.
 3. Mr. Nichols moved to ADD the following under ‘Camping Lots’: “A one (1) story maximum 24’x30’ garage will be allowed in the Lake Royale camping area within Franklin County in lieu of a carport. The roof pitch must not exceed 4/12. It may abut the camping unit, or be unattached. No garage may be used for living quarters at any time.” Mr. Antonelli seconded. Motion carried – 6-2 (Mr. Robinson and Mr. Wakefield opposed).
 4. Mr. Gabriel moved to accept “Camping – Allow Cottages in Camping Area within Franklin County” as submitted with the following correction to the last sentence to read: “Cottages cannot be rented or leased for more than 90 days during one calendar year.” Mr. Robinson seconded. Motion carried.
 5. Mr. Wakefield moved to accept NC Statute 47F as submitted. Mr. Gabriel seconded. Motion carried – 5-3 (Mr. Nichols, Mr. Antonelli, and Mr. Holland opposed).
 6. Mr. Gabriel moved to accept “Residential Lots – Minimum Sq. Ft.” *including Section 16 (golf course)* to read: “Effective August 1, 2004 and thereafter: No single story residence shall have less than 1400 square feet of heated living space with no less than 900 square feet minimum on the ground floor.” Mr. Nichols seconded. Motion carried.
 7. Mr. Tanner moved to accept “Residential – Allow 2 Unattached Accessory Structures” as submitted. Mr. Gabriel seconded. Motion carried.
 8. Mr. Wakefield moved to accept “Residential – Waterfront Construction” as submitted. Mr. Tanner seconded. Motion carried – 7-1 (Mr. Robinson opposed).

9. Mr. Gabriel moved to accept “Camping – Room Addition & Roofed Deck” as submitted. Mr. Batton seconded. Motion carried.

- **General Ordinances – Mr. Nichols moved to submit General Ordinances to the County as written. Mr. Robinson seconded. Motion carried.**
- **Log sheet – no changes per the General Manager.**
- **BSL Technologies – no changes per Richard Revels.**

New Business

- **Donations – Mr. Wakefield moved to eliminate donating outside of Lake Royale. Mr. Holland seconded. Motion carried.**
- **Finance Committee recommendations:**
 - **Mr. Robinson moved to have the Executive Committee begin the process of foreclosing on lots for the non-payment of dues with the most profitable sales potential and those with the quickest turn around are to be pursued first and the net proceeds of each transaction to be held in a special fund to finance additional foreclosures. This fund would have a \$50,000 cap. Mr. Gabriel seconded. Motion carried.**
 - **Mr. Nichols moved to accept the General Manager’s proposed contract for the Lake Front Grill at the Pavilion as written with the following revision: “also not to conflict with any POA event.” Mr. Robinson seconded. Motion carried.**
 - **Mr. Nichols moved to accept the General Manager’s request to spend \$1,640 of this year’s capital funds for the acquisition of a new mower for the maintenance department. Mr. Batton seconded. Motion carried.**
- **Mr. Gabriel moved to accept Ken Smithwick and Randy Lee for membership on the Building Committee. Mr. Wakefield seconded. Motion carried.**

Meeting adjourned.