

**BOARD OF DIRECTORS MEETING
LAKE ROYALE PROPERTY OWNERS ASSOCIATION**

June 19, 2004 – SATURDAY

10:00a.m. – LODGE

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

Pledge of Alliance – Chief Umstead led the pledge.

Mr. Winters reported that a closed session was held this morning regarding Board Member, Larry Holland. Mr. Holland has sold his Lake Royale property. As a result, his position on the board is vacant. Mr. Winters encouraged anyone interested in this position for the camping section to speak with the General Manager.

Approval of the May Meeting Minutes – Mr. Winters noted that details are to be included in the Treasurer's Report section. Mr. Nichols moved to approve the minutes as submitted with the above notation. Mr. Gabriel seconded. Motion carried.

Treasurer's Report – Mr. Robinson reported the following:

Total Deposits:	176,518.30
• Total Vendor Expense:	110,462.15
• Total Payroll Expense:	42,537.43
• Total Payable:	152,999.58
• Income vs. Expense:	23,518.72

Committee Meeting Minutes – Ms. Rogers of the beautification committee submitted a report for May commending the Maintenance Department for their prompt attention to their requests. She also noted that the Gabriels donated rock bags and Jimmy Gallion installed a trellis. Sprinklers are needed for the entrance area.

Also of note, the fireworks show will be at the dam this year on July 3rd. The best viewing is at the pavilion.

The annual meeting will include a luau. It will be a family affair with children welcome. There will be a DJ and full meal served. The cost is \$5 per person and pre-registration is required.

Mr. Nichols reported for the AmVets that “Under God” remains in our pledge and the Flag Pole has been installed. It will be dedicated at 9 am on July 3.
 Chief Umstead spoke about the Emergency Management efforts. The community watch needs additional volunteers. CERTS money will be used for training for emergencies..
 The Emergency Management Committee meets the 1st Saturday of every month at 9am at the Clubhouse/Lodge.

Finance Committee – Mr. Wallace reported the following:

Financials:

Total on Hand:	\$1,259,114.48
Dues Collection for the fiscal year:	\$ 982,345.43 (57.2%)
Total Income:	\$1,074,420.24
(Total Income included \$70,960.63 in old dues and \$4,814.57 in late fees)	

The current lot breakdown is as follows:

Assessment (dues owing):	5210
Adjoining:	308
Developer:	232
POA:	61
Golf Course (not logged):	<u>0</u>
Total:	5811*

*The budget for dues income is based on 4800 lots.

Regarding foreclosures, only 30 of the 173 County foreclosed lots that were sold have had dues paid by the owners and 30 have not paid the County or had a deed recorded for the new owner.

The *Finance Committee recommends* the approval of Keith Ellis as Alternate on the Finance Committee.

The *Finance Committee also recommends* that the budget be reviewed in September when auditors report is completed.

Board of Adjustments – no activity this month per the General Manager.

Building Committee - Mr. Robinson reported the following received for building permits:

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Total Residential: \$1,625.00

Total Camping: \$ 300.00
Total: \$1,925.00

Mr. Robinson moved that all future building permits for additions for handicapped access be granted at no charge. Mr. Tanner seconded. Motion carried.

Mr. Robinson moved that cottages be subject to the same permit charges, provisions and rules as houses and charged accordingly. Mr. Tanner seconded. Motion carried.

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

There is a new hanging tag system in place on vehicles entering Lake Royale property. Chief Umstead explained that yellow tags are for visitors, white tags are for contractors, and blue tags have multiple uses.

Ballots have been mailed. Mr. Winters encouraged everyone to vote.

Also, June 25th is the cutoff to register in the primary election. Voter registration forms are in the POA office.

Twelve properties are currently in process of foreclosure

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

Roadwork is only being done as needed.

Ball field clean up is this weekend.

Ballots were mailed this past week. Anyone not receiving one should contact the POA office.

Tower for High-Speed Internet will be constructed at the ball field.

HEARINGS

Hearing BOD 0405-01, Lot 294C

Property Owner: Linda Reigle (not present) Non-Compliance: Porch addition without permit.

Results of Hearing BOD 0405-01

Member is out-of-compliance (vote 9-0)

No proper remedy offered by the property owner (vote 9-0)

Property owner IS NOT a member in good standing (vote 8-1)

Hearing BOD 0405-02, Lots 1442R, 2028R, & 2076R

Property Owner: Mahoney Builders Non-Compliance: Sign exceeds 2'x2' size limit.

Curt Dixon, attorney represented Mahoney Builders.

Results of Hearing BOD 0405-02

Member is out-of-compliance (vote 8-0, 1 abstain)
Remedy offered by owner is acceptable (vote 6-2, 1 abstain) –
(Remedy is to change the contractor signs to the proper size
and leave the “Jessica” sign as is.)
Property owner is a member in good standing (vote 6-2, 1
abstain)

Property Owner’s Forum

Brenda Gregory expressed concern about the mosquito population around the playground by the Clubhouse.

Bill Finch suggested that the POA pursue those who have failed to pay dues, not those who will inherit lots in the future.

Ann Merritt expressed concern about dues owed on combined lots that might be divided in the future.

Phil Anzalone asked what the additional carpentry is for inside the Clubhouse- this is storage area for all the freestanding cabinets.

Ben Myatt asked about getting more folks to vote and to vote to approve the changes being suggested for this year’s annual meeting.

Lee Robinson questioned the blue hanging tags for non-paying dues members- these tags are also given to other categories of visitors.

Elaine Lashock encouraged everyone to vote in primary and general elections.

Ann Faison encouraged everyone to buy a brick for the flagpole paving project and commended AmVets for their work on this.

Brenda Gregory asked that the ballot state that they can be turned in at the POA office-. It will be changed on future ballots.

Old Business

Personal Policy Handbook changes:

Mr. Gabriel moved to accept changes under *Court Pay for Police Officers, Holiday Pay for Police Officers, and Personal Conduct Policy* as submitted. Ms. Faison seconded. Motion carried.

Status Log – General Manager reported no changes.

New Business

Emergency Fund:

Mr. Nichols moved to increase the Emergency Fund to \$200,000. Mr. Tanner seconded. Motion carried.

Opening of the Lodge for rentals – tabled for workshop.

General Manager will work on scheduling a meeting to field questions on the ballots for changes in the By-Laws & Covenants.

Finance Committee vacancy:

Mr. Wakefield moved that Keith Ellis be elected as an Alternate Finance Committee member. Mr. Nichols seconded. Motion carried.

Board of Adjustments vacancy:

There are no candidates to fill this vacancy at this time. The vacancy will be addressed at August POA Board meeting.

Mr. Gabriel suggested that Lake water quality and environmental rules/regulations be addressed at the next workshop.

Meeting adjourned.