

LAKE ROYALE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 15, 2005 – SATURDAY

10:00a.m. – Clubhouse

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

Pledge of Allegiance – Tim Medlin led the pledge.

Approval of the December Meeting Minutes – Tom Nichols moved to approve the minutes as submitted. Ann Faison seconded. Motion carried.

Treasurer's Report – Ann Faison reported the following for December:

- Total Deposits: 39,139.18
- Total Payable: 133,100.37
- Income vs. Expense: (93,961.19)

Special called Meeting of the POA Board – On January 4, 2005 there was a motion by Ray Robinson, seconded by Tom Nichols that Lynn Edwards and Richard Revels be appointed to the Board of Adjustments as regular members. Motion carried.

Committee Meeting Minutes – The Recreation and Benevolence Committees submitted meeting minutes to the Board.

Finance Committee – Bill Wallace reported the following:

- Of the 89 adjoining lots billed for dues, 49 have paid, 16 proved to be adjoining lots and 24 are unresolved.
- Of the 173 lots sold by the county, 81 have paid, 22 are adjoining, and 70 still owe dues.
- Our lawyer has filed suit against Carriage Manor for unpaid dues.
- Several motions to the BOD were recommended. (See New Business)

Board of Adjustments – Richard Revels reported the following:

- Elections: Phil Anzalone, chairman; Richard Revels, vice-chairman; Lynn Edwards, secretary; Hib Affleck, sergeant-at-arms.
- January meeting was re-scheduled for February.

Architectural Review Board – Dale Dodson reported the following for December:

- Camping: \$150.00
- Residential: \$500.00
- Total: \$650.00

General Manager's Report - Robert VanGraafeiland reported the following:

- Properties under foreclosure are to be sold on the courthouse steps on February 7, 2005 at 11:00am.
- Soil erosion on POA and property owners' properties is being addressed.
- Building permit applications will be due 6 days before Architectural Review Committee meetings.
- Revenues have increased compared with January 2004.

President's Report - Bob Winters reported the following:

- Encouraged everyone to attend the Franklin County Commissioners Meeting on January 24, 2005 at 7pm regarding dog and animal control.
- Encouraged everyone to register to vote.
- Encouraged people to get involved in Lake Royale community.

Hearings

- BOD 0405-13 *Lot 1660R Heritage Homes property not posting permits or taking proper erosion control steps.*
Heritage Homes Builder and Wayne Ricks, co-owners were not present.

Results of Hearing BOD 0405-13

Tim Gabriel moved to find Wayne Ricks DBA Heritage Homes is out-of-compliance. Tony Antonelli seconded. Motion carried.
Tom Nichols moved that this matter be referred to the BOA for fining. Ray Robinson seconded. Motion carried.

- BOD 0405-14 *Lot 1779R Artis property has not taken proper erosion control steps and nuisance.*
Property-Owner or Representative was not present.

Results of Hearing BOD 0405-14

Tim Gabriel moved to find Isaac Artis III out-of-compliance. Tony Antonelli seconded. Motion carried.
Bill Wakefield moved that this matter be referred to the BOA for fining. Tim Gabriel seconded. Motion carried.

- BOD 0405-15 *Lot 2773R Harris property has a tent canopy on a residential lot.*
Ronald Harris was not present due to work, but appeared before the meeting to assure the Compliance Officer that the violation on his property would be corrected before nightfall.

Results of Hearing BOD 0405-15

Ann Faison moved to accept the compliance officer's recommendation to discuss this matter at the February POA Board meeting due to the property owner's interest in cooperating with the compliance officer. Tim Gabriel seconded. Motion

carried.

- BOD 0405-16 *Lot 1104C Baker property enclosed carport and two sheds/exterior buildings.*
Shannon Baker was present.

Results of Hearing BOD 0405-16

Bill Wakefield moved to find Bertie Shannon Baker out-of-compliance. Tony Antonelli seconded. Motion carried.

Bill Wakefield moved that this matter be referred to the BOA for fining. Tony Antonelli seconded. Motion carried (7-1, Tom Nichols opposed).

Property Owner's Forum

Lee Robinson suggested that the contact numbers for county contacts be placed in the Royale Reporter. We should have a list of builders that we approve of. The budget should focus on priority items, and not include recreational events that attract only a limited number of people.

Elaine LaShock said that requirements regarding size of buildings would be refer to the exterior measurements of a building.

Tom Nichols mentioned the success of the AmVets Seminar on December 4th. Mr. Nichols presented the POA Board with an MIA flag.

Hib Affleck suggested there be a preferred list of builders permitted into Lake Royale.

Old Business

Board of Adjustments Opening – **there is one alternate seat available. There are no applications at this time.**

Lake Royale Organizations – **Tom Nichols moved to accept the list of twelve groups which have filled out applications to be recognized by the BOD including the Girl Scouts. Ray Robinson seconded. Motion carried.**

Parking at POA Properties – Boat Launches, Comfort Centers, Parks, etc. – **Tim Gabriel moved to allow 48 hour parking at boat launch and comfort center locations for boat trailers effective April 15, 2005. Tom Nichols seconded. Motion carried.**

Geese – **Tom Nichols moved to allow the Lake Royale Police to use shotgun blanks in an attempt to scare the geese off. Ray Robinson seconded. Motion carried.**

Board of Directors Opening – there are two Camping Representative seats available.

Term of Vacant Seat One – 7/03-7/06

Term of Vacant Seat Two – 7/04-7/07

Tom Nichols moved to table this matter to the February BOD workshop. Tony Antonelli seconded. Motion carried.

New Business

Signatures of POA Checks – **Ray Robinson moved to accept the Finance Committee's recommendation that the BOD direct deposit transfers and loan payments be made electronically and that statements of these actions be signed by**

two of our current signatories. Tom Nichols seconded. Motion carried.

Maximizing Interest in Money Market Account – **Ray Robinson** moved to accept the Finance Committee’s recommendation that the BOD maximize interest income by holding \$50,000 of our reserves in the Emergency Fund account (bringing the total in the Emergency Fund to \$250,000) and that proper accounting in TOPS be initiated to show that the \$50,000 is part of our reserve/operating funds and not part of the Emergency Fund. **Tim Gabriel** seconded. Motion carried.

Road Repair Line (Budget) – **Tom Nichols** moved to approve the BOD Executive Committee action to approve the Finance Committee’s recommendation that “Road Repairs” as a new line item in the current budget to be funded from prior year’s dues capital funds (\$12, 000). **Bill Wakefield** seconded. Motion carried.

Tazers for Police – **Tom Nichols** moved to accept the Finance Committee’s recommendation that the BOD authorize \$2,800 from current capital improvement funds for the purchase of three (3) Tazer Guns for the Lake Royale Police Department. **Tony Antonelli** seconded. Motion carried.

2005-2006 Budget – **Tim Gabriel** moved to table the 2005-2006 budget proposal to the February BOD workshop but to approve now the Finance Committee’s recommendation of a 10% increase in dues for next year. **Tom Nichols** seconded. Motion carried.

Properties Fined – **Bill Wakefield** moved that once fines on a property reaches a total of \$2,000 in fines or after 45 days of daily fines, which ever is later, the POA Management move to foreclose on the property. **Tony Antonelli** seconded. Motion carried.

Meeting adjourned.

Bill Wakefield, Secretary