

LAKE ROYALE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 20, 2005 – SATURDAY

10:00a.m. – Clubhouse

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

Pledge of Allegiance – AnnMarie DellaMorte led the pledge.

Approval of the February Meeting Minutes – Tom Nichols moved to approve the minutes as submitted. Ray Robinson seconded. Motion carried.

Treasurer's Report – Ann Faison reported the following for February bank summaries:

- First Citizens Operating Account Balance: \$48,499.31
- First Citizens Payroll Account Balance: \$531.58
- North State Operating Account Balance: \$22,262.35
- North State Money Market Account Balance: \$260,930.92
- North State Emergency Account Balance: \$250,894.56
- Total Balance: \$583,118.72

Committee Meeting Minutes

Finance Committee – Bill Wallace reported the following:

- Collections of dues continue to be good and the POA is posed to end the year in good financial health.
- Stuart reported the remaining CERTS grant money has been used to purchase a 3500 watt generator and volunteers are to wire the trailer so that extension cords would not be a safety issue.
- A third series of informative articles for the Royale Reporter about POA finances was approved by the Finance Committee.
- The FC estimates \$326,000 to be available at the close of the fiscal year. Of that amount \$303,000 has been prioritized as follows: \$220,000 for paving, \$50,000 for road repairs, \$25,000 for culvert repairs, \$5,000 for street signs, and \$3,000 for painting the POA office. This is the priority list at this point until the year-end figures are available at the April meeting, at which time, the FC will complete the recommendation to the BOD for the Capital Improvement for the 2005-2006 Budget.

- Regarding the BOD request to separate the Royale Reporter cost from the Recreation Budget, the FC recommends to separate the wages into Recreation and Royale Reporter.
- The FC and ASC in concert have developed a procedure that with the help of Robert and the department heads will bring the fixed asset inventory list up to date and in compliance with the POA By-Laws and Covenants. This, when accomplished, will satisfy the auditors.
- The AMVETS are raising funds to complete their flagpole and paving project. They were a little short on funds to replace the damaged flag at the front entrance. Robert, with FC concurrence, has agreed to find the money in the budget to pay the approximately \$300 for the replacement.

Board of Adjustments – Phil Anzalone reported the BOA took care of variance and hearing requests on February 24th. He asked that the BOD consider the BOA recommendation of a \$150 variance application fee.

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

- Camping: \$525.00
- Residential: \$475.00
- Total: \$1,000.00

President's Report - Bob Winters apologized for the not having the BOD conduct its meetings as put forth in the By-Laws and Covenants.

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

- Eight hearings are scheduled for March 28th.
- Properties will be for sale at the courthouse on April 5th.
- Revenue dues for February 2004 were approximately \$25,000 compared to
- February 2005 which was approximately \$68,000.

Of the 89 adjoining lots billed, 51 have cleared, 18 are adjoining, and 20 are unresolved.

- Of the 173 lots sold by the County, 91 have paid, 23 are adjoining, and 58 unresolved. The County has accepted our bid of \$10 each for 11 of those lots that are still unresolved. Those lots are in the upset bid process and the county has received other bids on several. We may get a few for greenways.
- There has been some difficulty in getting Carriage Manor notified of the pending lawsuit against them. Robert reports he believes that has now been accomplished and the matter can proceed. Robert asked the BOD to consider the FC's recommendation to declare the Carriage Manor position on our Board be non-voting until they are in compliance with our mutual agreement.
- The foreclosure spreadsheet shows some real progress with nine successful hearings this month. That will send those properties to sale at the courthouse

on April 5th. The next batch of 30 is being compiled to recommend another 20 lots for the foreclosure process.

- Nash County ordinances – The county will work with the POA towards getting rid of dilapidated campers/trailers.
- Thanked POA Board for funds to purchase items for the Police and Maintenance Departments.

Hearings

- BOD 0405-17 *Lot 2381 Johnson property building without a permit.*
Leo reported that the property owner is working to come into compliance and should be resolved by Monday.
Tom Nichols moved to continue the hearing until the next BOD meeting 04/16/05. Tony Antonelli seconded. Motion carried.
- BOD 0405-20 *Lot 134C & 135C Cash property building without permit.*
Since the owner is delinquent in dues, the member is “not in good standing”.
Tim Gabriel moved to find property owner out-of-compliance. Tony Antonelli seconded. Motion carried.
Bill Wakefield moved to forward this case to Board of Adjustments for fining. Tony Antonelli seconded. Motion carried.

Past Hearing Status – Robert reported that he will be evaluating BOD 0405-09 (Lot 695C) and 0405-16 (Lot 1104C) to see if property owners have come into compliance.

Property Owner’s Forum

Elaine LaShock suggested everyone be on the lookout for anyone coming to your door stating they are from Progress Energy. Chief Umstead ask everyone to be aware of a Progress Energy scam. Chief Umstead stated that any solicitors should be reported to Police due to our non-solicitation policy.

Bill Wallace requested volunteers to remove debris at Rocket Ship Park. Tim Gabriel volunteered to have his company donate time and equipment to clear the debris.

Old Business

- *Board of Adjustments Opening* – **Tim Gabriel moved that Ronald Nelson fill the alternate seat on the BOA. Ann Faison seconded. Motion carried.**
- *Parking at POA Properties - Trailers, etc.* – Bill Wakefield moved to have Robert draw up a plan with costs. Tim Gabriel seconded. Motion failed.
- *Ballot Items for annual meeting* – Covenants
‘Allow Carports to have Screening or Open Lattice’ – **Tim Gabriel moved to approve this as written. Tom Nichols seconded. Motion carried.**

‘Allow Parking of Boat/Boat Trailer and/or Small Hauling Trailer on Lots’ – **Tom Nichols moved to approve this as written. Ann Faison seconded. Motion carried.**

‘Appealing Grievances directly to the manager and/or the POA Board’ – **Bill Wakefield moved to approve this as written. Ray Robinson seconded. Motion carried.**

‘Driveway Aprons required for new construction’ – Tom Nichols **moved to approve this as written. Ray Robinson seconded. Motion carried (8-1, Antonelli opposed).**

The remaining ballots items were tabled until next workshop. Motion carried 6-3, (Wakefield, Antonelli, & Wainwright opposed).

•**Nash County Lots – Tom Nichols moved that the POA offer a bid \$10 on each lot. Tony Antonelli seconded. Motion carried.**

New Business

•**By Laws/Covenants Committee Report** – Hib Affleck asked that when comparing the list of revisions, please note that the Restrictive Covenants and Rules and Regulations go together. Richard Wainwright thanked the By-Laws and Covenants Committee for all their efforts on the revisions.

•**Building Permits and Fees** – Dale Dodson presented the recommendations of ARB fee structure:

Tom Nichols moved to accept the proposed fees structures from ARB, with the addition that the Lean-To include ‘2 sides of lattice’. Ray Robinson seconded. Motion carried.

Bill Wakefield moved to accept the proposed fees structures as written with the omission of #2 under “Garage” in the residential packet. Tony Antonelli seconded. Motion carried.

Bill Wakefield moved that this fee structure effective June 1, 2005.

Tony Antonelli seconded. Motion carried.

•**Golf Course Lots** – **Tony Antonelli moved that lots 3062, 3221, 3254, 3255, 3256, 3405, 3541, 3557, 3558, & 3563 (currently used in operations of their golf course) be recognized as non-assessed lots. Ann Faison seconded. Motion carried.**

•**Board of Adjustments Motions/Recommendations** – the following recommendations were submitted by the BOA:

Bill Wakefield moved to adopt a refundable variance application fee of \$150 to defray the cost of a hearing. Tim Gabriel seconded. Motion failed.

Tom Nichols moved that Board of Adjustments members decide who on their committee will be regular members, who will be alternate members, and who will be chairperson. Ray Robinson seconded. Motion carried.

Ray Robinson moved that each Committee/Board submit as a recommendation to the BOD for the removal of a member of said group. Then BOD will discuss and make a final decision based on the recommendation. Tony Antonelli seconded. Motion carried.

- *Revision to Detached Garage or Storage Building Regulation (Residential)* – **Tom Nichols moved to accept the regulation updated on March 19, 2005 with the last sentence under number 1 to read: No building or structure, other than waterfront property, may be erected prior to the construction of the main dwelling. Tony Antonelli seconded. Motion carried.**
- *Permits for Existing Structures After Purchasing Property* – **Bill Wakefield moved to accept the ARB recommendation that when a property is purchased with structures which have been build without permits, the new property owner must apply for respective permits, but that no permit fee or penalty be charged within 90-days of the closing (purchasing property). After the 90-day period all respective fees will apply. Tony Antonelli seconded. Motion carried.**
- *Finance Committee Recommendation* – **Tim Gabriel moved to declare the Carriage Manor board position non-voting until they are in compliance with our mutual agreement. Ann Faison seconded. Motion carried.**
- *Nominating Committee Recommendation* – **Ann Faison moved to accept the Nominating Committee recommendations for BOD vacancies for 2005. Tom Nichols seconded. Motion carried.**
- *Long Range Planning Committee* – **Bill Wakefield moved to table the matter of creating a committee to develop a long term plan for Lake Royale until the next workshop. Tony Antonelli seconded. Motion carried.**
- **Bill Wakefield moved to not place any restrictions on time share owners of Carriage Manor when they arrive at the gate. Tom Nichols seconded. Motion carried.**

A special workshop is scheduled for March 30th to discuss the By-Laws and Covenants revisions.

Meeting adjourned.