

Tom Nichols seconded. Motion carried.

- **Ray Robinson moved to have the POA retain Bunch & Company for the annual audit. Tom Nichols seconded. Motion carried.**

Architectural Review Board Recommendations (3 items)

- **Tom Nichols moved that Regulation #1 not be approved. Tony Antonelli seconded. Motion carried.** (1: Camping No metal storage sheds to be allowed in camping areas. Restrictions should apply to camping and residential areas equally. Currently it is residential area only.)
- **Bill Wakefield moved to refer Regulation #2 back to the ARB. Tony Antonelli seconded. Motion carried.** (2: Residential Detached garages may be up to 50% of heated living space of the residence. Currently the regulation is 50% of the ground floor or footprint.)
- **Ronnie Pierce moved to approve Regulation #3. Tony Antonelli seconded. Motion carried.** (3: Camping & Residential No storage shed will be over one story or no more than 10' from floor to ridge pole.)

Surplus Properties – **Bill Wakefield moved that the boat, truck, etc. be added to the auction. Tim Gabriel seconded. Motion carried.**

Meeting adjourned.

Tom Nichols moved to cease passing Carriage Manor keys and packets out at the Lake Royale gate and that Carriage Manor management make arrangements for their owners and guests. Ann Marie Delamorte seconded. Motion carried.

Erosion Control – **Bill Wakefield motioned to establish a committee to review Erosion Control and Storm Water Management. Tony Antonelli seconded. Motion carried.**

New Business

Board of Adjustments Opening – There is one alternate seat available on the BOA; Term expires 01/01/06.

Lot 995 - Greenway – **Ray Robinson moved to declare this parcel as greenway/open space. Tony Antonelli seconded. Motion carried.**

Pilates – Exercise Class - **Bill Wakefield moved to accept the application from a property owner to hold Pilates Exercise Classes at the Clubhouse, open and free to the community. Tony Antonelli seconded. Motion carried.**

Determination of Dues on Individual Unit at Carriage Manor – **Bill Wakefield motioned that the BOD POA declare that the four units at Carriage Manor owned by Crown Investments be assessed one set of dues for each unit. Ray Robinson seconded. Motion carried.**

Finance Committee Recommendations (4 items)

- **Ray Robinson moved that the Police Contract (Securitas) budget line be raised \$6,000, \$142,800 to \$148,800 to cover raises in pay and related personnel costs. Funds are to be transferred from current budget funds not allocation. Tim Gabriel seconded. Motion carried.**
- **Tom Nichols moved that an annual principal payment be applied to the North State Road Loan in May and interest only payments be applied monthly from that date forward (May 2005). Ann Marie Delamorte seconded. Motion carried.**
- **Tim Gabriel moved to approve the following Additional Capital Improvement items:**

Funds Available	\$352,289
Police Car	\$22,000
Police Vehicle Equipment	\$15,300
Culvert Repairs	\$25,000
Street Signs	\$5,000
Paving	\$220,000
Road Repairs	\$50,000
Facility Painting	\$2,300
Total	\$339,600

- **Tim Gabriel moved to approve this as written. Tom Nichols seconded. Motion carried.**
- #16 – Regarding ‘Water Wells Prohibited’ – **Tom Nichols moved to remove this item from the ballot.** (No change in what is now in the Covenants) **Bill Wakefield seconded. Motion carried.**

Ballot Items – Changes to the By-Laws

#1 ‘All Lots – Eliminate Word “Use”’ – **Bill Wakefield moved to approve this with the following addition: “However, if the lots are sold as separate units, the owner will be required to pay the dues on lots that have been separated for the past three (3) years.”** **Ballot to read:**

”If a single family unit as here in above described owns one, two, or three adjoining or abutting lots, either camping lots or residential lots, then such lots owners shall owe one single dues charge so long as all such lots remain in the ownership of a single family unit. However, if the lots are sold as separated units, the owner will be required to pay the dues on lots that have been separated for the past three years.”

Tom Nichols seconded. Motion carried.

#4 ‘All Lots – 2 Persons on Deed’ “If a single family unit as here in above described owns one, two, or three adjoining or abutting lots, either camping lots or residential lots **and use said lots as a single lot**, then such lots owners, shall owe one single dues charge so long as all such lots remain in the ownership of a single family unit **and are maintained and used by said single family unit as a single unit.**” – **Bill Wakefield moved to approve this as written. Tom Nichols seconded. Motion carried with one opposing vote (Tim Gabriel).**

Covenants & Rules and Regulations – comments are due to Hib by April 25, 2005.

Building Permit Fees – **Bill Wakefield moved to approve the revised fee structure submitted by the ARB. Tom Nichols seconded. Motion carried.**

Long Range Planning Committee – **Tom Nichols moved to discuss this at the BOD workshop. Bill Wakefield seconded. Motion carried.**

Carriage Manor – Proposed letters were discussed.

Bill Wakefield moved to have the following additional statement included in letters to Carriage Manor timeshare owners and visitors: “If the situation is not rectified within one year from the date of this letter, you will no longer be considered a “member in good standing.” **Tim Gabriel seconded. Motion carried.**

Bill Wakefield moved to approve the letter to renters as written. Tony Antonelli seconded. Motion carried.

Old Business

Ballot Items – The following are ballots changes in the Covenants that were voted on:

#2 ‘All Lots - Allow Parking of Watercrafts/Watercraft Trailers and/or Small Utility Trailer on Lot’ –

“Each property owner shall be allowed to place watercrafts, watercraft trailers and one (1) maximum sixteen (16) foot total length utility trailer on their lot, providing they comply with road right-of-way setback regulations.”

Ray Robinson moved to approve this as written. Tom Nichols seconded. Motion carried.

#4 ‘Camping – Allow Garage (Unattached) in Camping Area’

ADD the following under ‘Camping Lots’:

Property owner must apply for a Building Permit from the ARB and have it approved by them prior to the start of installation or construction.

One (1) unattached garage will be allowed on each camping lot, in lieu of a carport.

It must comply with all setback regulations.

It must be ten (10) feet from any other structure, including camping unit, per County UDO.

It must be a four-sided enclosed structure.

It must have a minimum eight (8) foot wide garage door.

It must be one story.

Roof pitch not to exceed 4/12.

It must not exceed 24 feet by 30 feet in size.

It must not be placed over any part of an existing or future septic system.

It must be used for storage purposes only, not for living quarters at any time.

Ray Robinson moved to approve this as written. Tony Antonelli seconded. Motion carried.

#5 ‘All Lots - Appealing Grievances’

A complaint alleged by any person against:

- a) A POA employee, other than the General Manager, should be taken to the POA General Manager for resolution.
- b) A Lake Royale Company Police officer, other than the Lake Royale Chief of Police, should be taken to the Lake Royale Chief of Police for resolution.
- c) A committee member, a Board (ARB, BOA) member, the Lake Royale Chief of Police, the POA General Manager or any Director should go before the Lake Royale Board of Directors.”
- d) All other alleged complaints shall go before the Board of Adjustments.”

– **Ray Robinson moved to approve this as written. Ronnie Pierce seconded. Motion carried.**

#11 ‘Camping – 20’ Road Right-of-Way Setback on a Corner Lot’

“20 feet to any side road right-of-way property line on a corner lot, per County

UDO.” – **Bill Wakefield moved to approve this as written. Ray Robinson seconded. Motion carried.**

#14 ‘All Lots – Allow Carports to have Screening and/or Open Lattice’ “Allow carports to have screening and/or open lattice.”

- BOD 0506-2 *Lot 59c, Queen Property, enclosed carport and nuisance.*
No representative present. Joseph Sears, neighbor in Lot 58c said some of Queens's possessions are on his property. Chief Umstead will take immediate action. Mrs. Desmond Elliot, Lot 56c, says their dogs bark, there is a bad sanitation smell, she is afraid of pit bulls and has health concerns.
Tim Gabriel moved to find the property owner out of compliance. Tony Antonelli seconded. Motion carried.
Bill Wakefield moved to forward this to the Board of Adjustments for fining. Tom Nichols seconded. Motion carried.
Tim Gabriel moved to declare this property owner not in good standing. Ann Marie Delamorte seconded. Motion carried.
- BOD 0506-3 *Lot 1623, Kyles property, building without a permit.*
No representative present.
Tom Nichols moved to find property owner out-of-compliance. Bill Wakefield seconded. Motion carried.
Tim Gabriel moved to forward this to Board of Adjustments for fining. Ann Marie Delamorte seconded. Motion carried.
Tom Nichols moved to declare this property owner not in good standing. Tony Antonelli seconded. Motion carried.
- BOD 0506-4 – Compliant 4/12/05
- BOD 0506-5 – Compliant 4/14/05

Past Hearing Status – Robert reported that BOD 0405-20 currently has a payment plan in process.

Property Owner's Forum

Phil Anzalone commented that the beach area improvements are looking good. Improvements are still being worked on. He also asked about clarification on time share restrictions. Bob Winters explained that this will be addressed later in the meeting and is being reviewed by the attorney. He also commented that amenities should not be used unless they pay dues.

Suzy Schwartz asked if the BOD is actively pursuing internet access for the backside of the lake. Bob Winters suggested BSL Technology (wireless) for anyone who is in view of the Clubhouse antennae. Also she would like to help clean up the ball field and perhaps make a track around the outside.

Earl Nichols asked for a monetary breakdown of POA costs being paid to clean up Comfort Station #1. Bob Winters stated that the property owners responsible have agreed to pay the full costs incurred.

Joe Brooks suggested/asked that all dump goods be in one spot. Ray Robinson suggested the dumpsite be fenced in with restricted hours.

of those lots; this will return 10 lots to dues paying status and leaves the POA with one for \$10.

- Robert reported on our lawsuit with Carriage Manor that they have hired an attorney and our lawyers are awaiting his response. The action is in Superior Court.
- The foreclosure spreadsheet provided by Robert showed 45 properties listed; of which, 28 are paid or paying and 17 are up for sale at the courthouse this month.
- In concurrence with the BOD, the FC passed a motion to have the Recreation and Royale Reporter salary and related expenses be placed into separate line item within the Recreation Budget.

Board of Adjustments – Phil Anzalone reported the BOA discussed 2 hearings – 1 variance and 1 fining. He suggested that the same board that decides whether or not compliant should be the one to decide fine.

Architectural Review Board – Dale Dodson reported the following fees for March:

- Camping: \$875.00
- Residential: \$1,100.00
- Total: \$1,975.00

President's Report - Bob Winters reported that the reason for 10% increase in dues is because capital improvements have not been done over the past years.

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

- Nash County was offered \$10 per lot on ones that they are holding..
- Franklin County – we have been out bid on all lots. Hopefully all will become dues paying.
- Old Boat & Trailer and Nissan Pick-up Truck - would like to sell them
- Suggested revenues from auction go back to pay for auction costs.
- \Gas at Comfort Station #1 has been cleaned up per state regulations. Next are soil sample results. The responsible property owners (not POA) will be paying for this.
- Foreclosures – 14 for sale this week, 1 for sale April 26th.

Hearings

- Variance 0405-08-Appeal
Lots 1341c & 1342c, Creech property denied enclosed carport. Carolyn Hedrick represented property owner.
Tom Nichols moved to extend the compliance date to August 1, 2005, pending the annual meeting outcome in July; or in the case of a sale before this time, remove the material enclosing the carport prior to property sale. Tony Antonelli seconded. Motion carried.
- BOD 0506-1 – Compliant 4/12/05

LAKE ROYALE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 16, 2005 – SATURDAY

10:00a.m. – Clubhouse

Call to Order - The meeting was called to order. Present were Ray Robinson, Ann Marie Delamorte, 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 – Bill Wakefield led the pledge.

Approval of the BOD POA March 20, 2005 Meeting Minutes – Tom Nichols moved to approve the minutes with the following amendment:

Under “Old Business” ‘Driveway Aprons required for new construction’ – It should read **Tom Nichols** moved to approve this as written (instead of Richard Wainwright). Etc.

Tony Antonelli seconded. Motion carried.

Approval of BOD Called April 6, 2005 Meeting Minutes – Tom Nichols moved to approve the minutes of the meeting as submitted. Tim Gabriel seconded. Motion carried.

Approval of BOD March 19, 2005 Meeting Minutes – Bill Wakefield moved to approve the minutes of the meeting as submitted. Tony Antonelli seconded. Motion carried.

Treasurer’s Report – Ann Faison reported the following for March bank summaries:

- Total deposits: \$675,889.40
- Total Expenses: \$137,956.71
- Total Monies at the end of March: \$1,102,337.21

Committee Meeting Minutes – Ann Faison commended Louise Rogers and Barbara Breton of the Beautification Committee for all their efforts. They do a wonderful job.

Bill Wallace reported the following for the Finance Committee:

- Operating account bank statements have been reconciled within TOPS through February 2005 and the North State account has been brought current. All accounts will be reconciled before the annual audit.
- The remaining CERTS grant money of \$1,800 including donations will be used for emergency needs if CERTS does not request a refund.
- Robert reported of the 89 adjoining lots billed that 54 have cleared, 18 are adjoining, and 17 are unresolved. Of the 173 lots sold by the County, Robert reports that 91 have paid, 25 are adjoining, and 57 are unresolved. The County had accepted our bid of \$10 each for 11 of those lots that are still unresolved. The County has since received upset bids on 10