

Pavilion Sign – Bill Wakefield moved to have Robert place a “noise reduction” sign at the pavilion. Tom Nichols seconded. Motion carried.

Meeting adjourned.

Long Range Planning Committee – Bill Wakefield moved to create a long Range Planning Committee; that after sufficient time for nominations and suggestions the POA Board of Directors elect this long range planning committee, to consist of seven members. This committee will function for no longer than 2 years, but may finish its work sooner. Nominations for this committee may be made by the Finance Committee, the Recreational Committee, Beautification Committee, BOA, ARB, and the Board of Directors. Other suggestions for members of the committee will be welcomed from any property owner. During the duration (two years) of the committee’s work any vacancy that occurs will be filled by a new member elected by the POA Board. When the committee has completed its work, the specific proposals of the committee will be submitted to the property owners at the time of an annual meeting, so that long range proposals/goals can be dealt with by all property owners. Tom Nichols seconded. Motion carried.

Board of Adjustments Opening – Bob Winters notified the community of one alternate seat available on the BOA; Term expires 01/01/06.

Road Paving – Ray Robinson moved that the POA proceed to pave about 2 miles of road this fiscal year. Sections to be paved are on the South ends of Shawnee and Sagamore, Middle of Shawnee (near Cheyenne) and North end of Sagamore (Creek & Eagle) as indicated in the chart prepared by Robert.. Ann Marie Delamorte seconded. Motion carried.

Nash County Lots – Tom Nichols moved to increase the POA bid to \$100 for each lot, not to exceed 15 lots. Ray Robinson seconded. Motion carried.

#### New Business

Cemeteries within Lake Royale – Tom Nichols moved that the POA NOT assess dues on the 3 cemeteries in Lake Royale. Ann Marie Dellamorte seconded. Motion carried.

#### Finance Committee Recommendations (3 items)

Tom Nichols moved that \$9,500 be budgeted for the cleanup of lot 2660 (ball field) and that all revenues from the Auction (trailers/surplus property) go toward the cleanup of lot 2660 and the advertisement of the auction. Ann Faison seconded. Motion carried.

Tom Nichols moved that \$1,600 be budgeted to make repairs & improvements to the Rental Complex gutter system. Ray Robinson seconded. Motion carried. The above items (\$9,500 & \$1,600) will be funded from the \$12,900 that has not yet been allocated out of the 2005-2006 Budget.

Request regarding Jessica’s Hope Chest – Ray Robinson moved to DENY the request by Mack Mahoney to have the permit fees refunded/waived for a house to be built for Jessica’s Hope Chest, Inc. Tom Nichols seconded. Motion carried (Ann Faison abstained)

## Hearings

- BOD 0506-6 Lot 1187c, Kirk Property. Property owner has applied for a permit. Thus, this has been postponed until next month.
- BOD 0506-7 Lot 1199c, Frey Property. Property owner has applied for a permit. Thus, this has been postponed until next month.

Past Hearing Status – Robert reported that BOD 0506-02 and BOD 0506-03 were fined on 04/28/05.

## Property Owner's Forum

Phil Anzalone expressed his disappointment with the BOD in regards to the ballot about removing references to residents living in the camping area.

Lee Robinson asked if “Coffee with the Manager” will resume. Robert stated that it has been ongoing on Wednesdays, every other month. Lee asked if it could be held on Saturdays so to include weekend campers. Robert stated it didn't seem to make any difference as to the day, the same people showed up.

Patrick & Tammy Mannhart expressed their concern about loud music coming from the pavilion. Chief Umstead stated that noise levels are reduced at 11pm on weekends and 10pm on weekdays. It was agreed that this would be discussed further at the workshop.

## Old Business

### 2005 Ballots

#### By-Laws

#3 ‘All Lots – President to Run BOD Meetings’ – Bill Wakefield moved to approve this to read as follows: “The President of the Board of Directors, or in the President's absence, the Vice President (or his or her designee) shall preside over all meetings of the Board of Directors.” Ann Marie Dellamorte seconded. Motion carried.

#4 ‘All Lots – 2 Persons on Deed’ – agreed that per attorney notes this will read – “If two (2) persons who own a single lot are legally named on the property deed, whether related or not, they shall collectively owe a single due. All other owners of said lot who are legally listed on the same property deed shall be assessed a Facilities Fee in the amount of 50% of the prevailing Association dues.”

#### Covenants

Rules and Regulations – Tom Nichols moved to table this item to the next workshop. Ann Marie Dellamorte seconded. Motion carried.

- Bunch and Company will begin the annual audit on May 23, 2005.
- Robert reported that Rose had resigned from the office staff. He would like to restructure to have an Office Manager/Finance Director, which will require additional funds. Robert will research and report back at the June meeting.
- Dale Schaefer has moved, and no longer owns property here. The FC thanks him for his service.

Board of Adjustments – Phil Anzalone reported the BOA discussed the following on 04/28/05:

Conducted two fining hearings: 0506-2Fine & 0506-3Fine

Voted to read, correct and approve the previous meeting's minutes at each meeting.

Agreed that BOA members may not be members of the BOD or the ARB.

Will elect BOA officers each year at the first scheduled meeting in January.

Agreed to consider the termination of any BOA member failing to attend three consecutive meetings.

Will fill regular BOA vacancies from the willing alternative members.

Agreed to the BOD re-appointing a BOA member for a second three-year term when their present term expires.

Established a BOA sub-committee to recommend fining standards to the BOA.

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

- Camping: \$725.00
- Residential: \$475.00
- Total: \$1,200.00

President's Report - Bob Winters reported that the candy cane stakes are being placed by the state as they assess the streams in Lake Royale that may have restrictions. He also mentioned that TOPS accepts notes for property owners' permanent record.

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

- Collection rate is 1% above last year.
- Foreclosures – 40 are complete, 2 are in the upset bid process, and approximately 20 are going through title searches.
- Erosion control identified by the state– approximately 20 properties are involved.
- Pool will open Memorial Day weekend.
- Result of auction of derelict trailers – 50% have been sold, generating approximately \$2,000.

LAKE ROYALE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 21, 2005 – SATURDAY

10:00a.m. – Clubhouse

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

Pledge of Allegiance – Bill Wakefield led the pledge.

Approval of the BOD POA April 16, 2005 Meeting Minutes – Tom Nichols moved to approve the minutes. He requested that in the monthly meeting minutes the details of motions be in the minutes. Ronnie Pierce seconded. Motion carried.

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

Total Actual Deposits	\$504,732.29
Total Expenses	\$155,985.45
Total Monies	\$1,331,084.05

Bill Wallace reported the following for the Finance Committee:

- Insurance premiums continue to be high and a cause for concern. Robert has been working with several insurance providers to reduce those costs.
- The police budget for gate security has been amended to reflect the action of the BOD to increase the amount allocated to cover the Securitas contract.
- 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 95 have paid dues, 26 are adjoining, and 52 are delinquent.
- Robert reported no progress regarding the litigation with Carriage Manor, but letters regarding the situation are being given to Carriage Manor renters at the gate.
- Foreclosures are moving forward. Funds that are being generated by the actions are used to pay future costs of foreclosures on additional properties.
- With the approval of the BOD, an annual lump sum principal payment plus one month interest was made on the North State road loan in May and interest only payments will be made in future months.
- The FC thanks the BOD for passing the Capital Improvement Budget as recommended. The POA office building has been painted. Roadwork will be done on the worst segments of the roads. Other items on the list will be pursued on a priority basis.