

**LAKE ROYALE PROPERTY OWNERS' ASSOCIATION
ANNUAL MEETING JULY 16, 2005
10:00 am, CLUBHOUSE**

Meeting of the POA Board of Directors

President Bob Winters called a meeting of the POA Board of Directors to order. Present were Ray Robinson, Ann Marie Delamorte, Tom Nichols, Ann Faison, Ronald Pierce, Tim Gabriel, Bob Winters, Bill Wakefield, Tony Antonelli, and Richard Wainwright. Staff present was Robert VanGraafeiland, Tim Medlin and Jarrett Umstead.

The minutes from the Board meeting held June 18, 2005 and July 6, 2005 were presented. Tom Nichols moved that the minutes be approved as written. Tony Antonelli seconded the motion. The minutes were approved.

There being no other business, the president declared the director's meeting adjourned.

Annual Meeting

The annual meeting was called to order by Chairperson Ray Robinson. Leo Breton led the invocation. Jarrett Umstead led the pledge of allegiance.

Ray Robinson introduced the members of the Board of Directors, as well as POA staff.

Tom Nichols moved to approve the minutes of the 2004 Annual Meeting as written, any opposition from . Tony Antonelli seconded. Motion carried.

Bunch & Company, LLP representative Terry Sharp stated that the financial statements provided to her by the Lake Royale Property Owners' Association's management present fairly, in all material respects, the financial position of Lake Royale Property Owners Association, Inc. as of March 31, 2005, and the results of its operations and its cash flows are for the year then ended in conformity with accounting principles generally accepted in the United States of America. Ms. Sharp also thanked the Lake Royale POA Staff for their excellent effort to repay debt and collect outstanding debt. She thanked the staff for working together to get the audit accomplished on time.

Chris Schmidt, Director of the Recreation Committee, provided a report on the Recreation Survey. She thanked everyone for participating in the survey. There was a 5.4% rate of return.

Results of the Survey:

- 85% satisfied with # of events, she will do more marketing
- Family-oriented events are most popular followed by steak night, kids' events, dances, and teen events.
- Reasons for not attending events included out of town, didn't know, and work/illness.
- Weekends are most convenient.

- Reasons for purchasing at Lake Royale included recreation, location, quietness, etc.

Chris asked for volunteers to sign up for one event.

Bob Winters presented his report as outgoing President.

Mr. Winters thanked all who have come to attend the annual meeting. He thanked those who have served on the Board of Directors this past year and those whose terms are ending. He also thanked the staff who makes things happen. He asked the Manager to mention the accomplishments. Bob Winters stated that serving on the Board has been very enriching and he thanked the Board for all they've done.

Robert VanGraafeiland presented his report as General Manager.

- Mr. VanGraafeiland thanked all who have helped our community over the past year.
- He reviewed the 2004-2005 fiscal year and expressed his appreciation for work done by those on the committees and by POA staff. Without POA members, tasks would not be accomplished.
- Committee lists are in the back. He encouraged members to sign up.
- Commended the POA Staff for doing an excellent job on day-to-day duties as well as additional duties.
- Security and Police do a great job at gate and running down stray animals, etc.
- The POA Administrative and Maintenance staff has been the best.
- Some accomplishments done this year include:
 - Increased dues collection rate by 9.5%.
 - Established Simple IRAs for employees.
 - Applied for CERTS grant and awarded.
 - Started foreclosures on about 40 properties with only about 10 coming to the POA.
 - About 30 properties were voluntary given to the POA
 - Properties that are being put on market are beginning to turn a profit for the POA.
 - Capital improvements included major road patching, roofing, street signs replaced and repaired.
 - Better communication with counties.
 - Increased employee retention.
 - Commended pool staff for keeping everyone safe.

Robert encouraged members to take part in the community by volunteering for a committee.

- Plans for the future:
 - Research grants, etc. for Lake Royale enhancements.
 - Pursue erosion control.
 - Capital Needs approved in current fiscal budget.

Awards

Bob Winters presented a Volunteer of the Year Award to Dave Turner and Bill Wallace.

Robert VanGraafeiland presented the Employee of the Year Award to John Coley and Natleah Dean-Dunston.

Board of Directors – Service Recognitions

Robert VanGraafeiland presented service recognition awards to outgoing BOD members:

Richard Wainwright
Ray Robinson
Bill Wakefield
Tony Antonelli
Bob Winters

OPEN FORUM

- **Richard Cohen** mentioned his opposition to raising dues.
- **Lisa Cohen** disagreed with 10% dues increase. She thanked Jarrett Umstead and gate staff for all they do and their wonderful smiles and acknowledgements as you pass through the gate.
- **Lee Robinson** asked those opposed to the dues increase to get involved by giving positive suggestions for solutions. Be part of the solution.
- **Doris Hedgpeth** objects to having to sign the ballot because she doesn't agree with a name being associated with a ballot. Also requested her street be cleared when it snows. She mentioned that increased dues are difficult for those on fixed incomes.
- **Al Newlin** mentioned why one becomes a volunteer – hard work and fun. Also asked for volunteers for the Royale Aires – the community choral group.
- **Barbara Breton** commended the Police and gate staff but mentioned that cars are still getting through gate without stickers even though they live here.
- **Leolia Spaugh** concerned about water and sewer. She suggested an exercise session during the POA Board Meeting break. Also she suggested healthy food and drink be offered during the Board Meeting.
- **Tim Gabriel** suggested everyone in community get involved because there are more problems coming in the future and dues will increase unless other solutions are suggested.
- **Richard Wainwright** commended Board members. He explained reason for dues increase was mostly because of paving and road repairs.

- **Amber Perry** mentioned that the increase in dues has been used for necessary improvements. Pool dues are low compared to similar communities this size.
- **Phil Anzalone** noted the present BOD efforts and hopes new Board will do a good job in the year to come.

BY-LAWS BALLOTS

1. Ballot One (All Lots – Eliminate Word ‘Use’) Failed, with 422 voting for, 242 against, 33 no vote/abstained, and 443 needed to pass.
2. Ballot Two (All Lots – Nominate 2 BOD Members for Each Available Seat) Passed, with 575 voting for, 100 against, 24 no vote/abstained, and 458 needed to pass.
3. Ballot Three (All Lots – President to Run BOD Meetings) Passed, with 610 voting for, 72 against, 14 no vote/abstain, and 455 needed to pass.
4. Ballot Four (All Lots – 2 Persons on Deed) Passed, with 555 voting for, 121 against, 19 no vote/abstain, and 451 needed to pass.
5. Ballot Five (All Lots – Gain Added Security) Failed, with 271 voting for, 409 against, 17 no vote/abstain, and 454 needed to pass.

COVENANTS BALLOTS

1. Ballot One (All Lots – Save Our Trees) Failed, with 369 voting for, 344 against, 5 no vote/abstained, and 476 needed to pass.
2. Ballot Two (All Lots – Allow Parking of Watercrafts/ Watercraft Trailers and/or Small Utility Trailer on Lot) Passed, with 614 voting for, 97 against, 7 no vote/abstained, and 475 needed to pass.
3. Ballot Three (All Lots – General Guidelines for Waterfront Lots) Passed, with 613 voting for, 94 against, 11 no vote/abstain, and 472 needed to pass.
4. Ballot Four (Camping – Allow Garage (Unattached) in Camping Area) Passed, with 542 voting for, 155 against, 11 no vote/abstain, and 465 needed to pass.
5. Ballot Five (All Lots – Appealing Grievances) Passed, with 564 voting for, 143 against, 11 no vote/abstain, and 472 needed to pass.
6. Ballot Six (Residential – Golf Course and Country Club Area) Passed, with 567 voting for, 122 against, 29 no vote/abstain, and 406 needed to pass.

7. Ballot Seven (Camping – Remove References to Permanent Residence) Passed, with 548 voting for, 156 against, 14 no vote/abstain, and 470 needed to pass.
8. Ballot Eight (All Lots – Driveway Apron) Passed, with 470 voting for, 234 against, 14 no vote/abstain, and 470 needed to pass.
9. Ballot Nine (All Lots - Waiver) Failed, with 442 voting for, 241 against, 33 no vote/abstain, and 456 needed to pass.
10. Ballot Ten (All Lots – Remove References to Sewer Authority) Passed, with 591 voting for, 113 against, 11 no vote/abstain, and 470 needed to pass.
11. Ballot Eleven (Camping – 20’ Road Right-of-Way Setback on a CORNER Lot) Passed, with 540 voting for, 169 against, 9 no vote/abstain, and 470 needed to pass.
12. Ballot Twelve (Residential Manufactured Homes) Passed, with 641 voting for, 59 against, 16 no vote/abstain, and 467 needed to pass.
13. Ballot Thirteen (Residential – Allow Parking of Camping Vehicle on Residential Lot) Passed, with 518 voting for, 183 against, 17 no vote/abstain, and 468 needed to pass.
14. Ballot Fourteen (All Lots – Allow Carports to have Screening and/or Open Lattice) Passed, with 602 voting for, 120 against, 6 no vote/abstain, and 482 needed to pass.
15. Ballot Fifteen (Camping – Allow 14’ Room Addition in Camping Area) Passed, with 546 voting for, 163 against, 9 no vote/abstain, and 473 needed to pass.

ELECTION RESULTS FOR POA BOARD OF DIRECTORS

Chairman:	Stuart Nottingham, 563 votes (unopposed)	
Vice Chairman:	Richard Wainwright, 498 votes (unopposed)	
		<i>Re-count 7/26/05</i>
Camping Representative:	Bobby Morris, 283 votes (lost)	<i>283 votes (lost)</i>
	John Smallhorn, 295 votes (won)	<i>318 votes (won)</i>
Residential Representative:	Joe Brooks, 446 votes (won)	
	Ray Robinson, 362 votes (won)	
	Bill Wakefield, 310 votes (lost)	

Robert VanGraafeiland swore in the new Board members.

There being no further business, the meeting was adjourned.