

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOS MEETING
JANUARY 21, 2006
10:00 A.M. – CLUBHOUSE**

Call to Order – The meeting was called to order. Present were: John Smallhorn, Ronnie Pierce, Ann Marie Dellamorte, Ray Robinson, Tom Nichols, Stuart Nottingham, Joe Brooks, Richard Wainwright. Staff present: Robert VanGraafeiland, Tim Medlin, Sgt. Mazurek, T.R. O’Neil.

Pledge of Allegiance – John Smallhorn led pledge.

Approval of the November Meeting Minutes – The minutes were approved pending the correction of the names as follows: The first committee meeting after the Treasurer’s report be changed to Finance; and Mr. O’Neil is looking into training class instead of being sent.

Minutes on Closed Session – Closed Session on January 4, 2006 on a personnel issue was discussed and resolved. Motion was made and passed to accept these minutes.

Treasurer’s Report – Ann Marie Dellamorte reported the following for the November bank summaries:

• First Citizens Operating Acct. Balance	\$93,431.04
• First Citizens Payroll Acct.	\$ 7,845.37
• North State Operating Acct.	\$52,773.86
• North State Money Market Acct.	\$783,119.86
• North State Emergency Acct	<u>\$251,787.70</u>
• Total Balance	\$1,188,957.83

Finance Committee Minutes – Mr. Wallace reported the following:

- Financials were reviewed and discussed. The Financials are showing marked improvement.
- The Finance Committee authorized changes in salary, wages, and expense lines by placing contract labor into a separate budget line for the remainder of this year.
- Robert reported that the POA attorneys are proceeding to execute judgments on the Carriage Manor properties.
- Road and culvert repairs were due to start this month, weather permitting; however, culvert repairs are delayed to allow for acquiring permits.

Building Committee – Dale Dodson reported the following:

- For residential: 1 house; 1 shed; 1 dock; 2 boat shelters; 1 fence; 1 room addition; 1 boat slip for \$540.00
- For camping: 3 shed; 1 carport; 2 fences; 2 certification for \$210.00 and a grand total of \$750.00.

President's report - Gave positive remarks about the gate personnel getting permission from a property owner before allowing someone else into the lake. And the other remark was concerning a property owner, Rick Jones, having a heart attack and the first person on the scene was Jacob Brown, one of our police officers. Rescue was called and they got lost. Jacob stayed over the man in excess of 20 minutes giving CPR.

General Manager's Report –

- Robert discussed that Jarrett Umstead is at training for five weeks in the Reserves. Steve Mazurek is acting as chief at this time.
- Annual meeting is July but there are key deadline dates that are ahead of us which are as follows: March 18 is the deadline for the nominating committee to present recommendations for positions 120 days before the annual meeting for officers; if you wish to petition for office, the deadline is April 16; if you wish to submit petitions for ballot items, that deadline is May 16; the bylaws and covenants committee should be submitting the ballot items to the board for their approval for May if not sooner. The annual meeting items will be mailed out between May 16 and June 15.
- Run into a struggle cleaning up some of the camping areas. We don't have a location to put dilapidated trailers. In February going to try and get a special-use permit for a window of time, 90 to 120 days to use Lot 2660, which is the ball field. It has to go to the Planning Board and the County Commissioners.
- The Maintenance Department has recently lost a staff person and will be trying to fill that position as quick as possible.

Hearings -

- Hearing **0506-32** which 214 Choctaw Drive, Lot 653 reported for non-compliance. It was investigated and determined to be in non-compliance and was cited. The property owner spoke about there being two property stakes and seeing which stake they needed to be using to know if the deck is over the property line. Property owner states he will have the deck removed 10 feet from property line back to his property and permit from POA. Robinson made a motion to review this again at the end of 30 days and seconded by Dellamorte. **Motion carries.**
- Hearing **0506-33** has been cleaned up. The nuisance does not exist.
- Hearing **0506-34**, Building without a permit. Motion was made by Ms. Faison to find non-compliant and seconded. **Motion carries.** Motion made to found

- not in good standing by Ms. Faison and seconded. **Motion carries.** Motion made to send to the BOA by Ms. Faison and seconded. **Motion carries.**
- Hearing **0506-35 Nuisance.** Motion made for non-compliance by Robinson and seconded by Nottingham, opposed by Smallhorn. **Motion carries.** Motion made to be found not in good standing by Dellamorte and seconded, 2 opposed. **Motion carries.** Nottingham made motion to send to new business. **Motion carries.**
 - Hearing **0506-37**, Application submitted to BOA and will be slotted for the next available meeting.
 - Robert went through the status of the other unresolved, non-compliance hearings. Three are delinquent on their payment plans.

Property Owners Forum –

- Phil Anzalone – Talked about Carriage Manor.
- Helena Cragg – Talked about driveway.
- Stan Beaver – Talked about street signs.
- Willa Turner – Talked about accrual of fees.
- Bill Finch – Talked about sign vandalism.
- Anne Smallhorn – Talked about natural state of properties.
- Elaine Lashock – Talked about Emergency vehicles.

Old Business -

- ADHOC Committee - The committee updated the compliance procedure. Motion was made by Robinson that we entertain the thought of a compliance committee, seconded. **Motion carries.**
- BOD- There is an open seat on the BOA.
- Will continue to the workshop the Finance Committee opening.

New Business –

- CC&R Inspector – Needs to be carried to the workshop to see what is going to be done with the CC&R position.
- Finance Committee recommendations – Recommend moving 7250 to 7270. Motion made to approve the shift of funds from 7250 to 7270 by Nottingham and seconded by Faison. **Motion carries.**
- 2006-2007 Budget – Devote big portion of workshop to this and Bylaws/Covenants Committee Opening.
- Hearing **0506-35**, voted to find out of compliance and not in good standing. Motion made to send this case be submitted to the BOA for their fining process by Nottingham and seconded. **Motion carries.**

Meeting adjourned.