

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 21, 2006
9:00 A.M. - CLUBHOUSE**

Call to Order - The meeting was called to order at 9 a.m. Present were: Judy Strother, Dennis Godwin, Richard Wainwright, John Smallhorn, Joe Brooks, Ann Marie DellaMorte, Stuart Nottingham, William Wakefield, Ryan Walker, Staff Present: Robert VanGraafeiland, Tommy Phelps, Jarrett Umstead, T.R. O'Neil.

Pledge of Allegiance was led by Jarrett Umstead.

Approval of the September Meeting Minutes - Motion made and seconded to approve the minutes.

Treasurer's Report -

First Citizens Operating Acct. Balance	\$74,282.06
First Citizens Payroll Acct.	\$ 5,624.65
North State Operating Acct.	\$ 3,708.79
North State Money Market Acct.	\$1,333,111.68
North State Emergency Acct.	\$ <u>250,987.59</u>
Total Balance	\$1,667,714.77

Board of Adjustments -

1. No variance appeals were brought before the BOA at the meeting.
2. 13 compliance cases were brought to the BOA meeting. 5 were either now in compliance or in the process of being brought into compliance.
3. 8 compliance hearing cases referred to the BOA for consideration.
4. 7 citations were brought against 4 property owners.

Building Committee -

1. 2 houses; 1 shed; 1 dock; 2 boathouses; 1 retaining wall; 2 sea walls for residential for a total of \$560.00.
2. 2 sheds; 1 fence; 3 decks; 1 carport; 1 dock; 1 retaining wall; 1 jet ski lift for a total of \$280.00.
3. The total is \$840.00.

Finance Committee -

1. A new slate of committee officers were elected as follows: Bill Wallace (Chairman); John Smallhorn (V-Chairman); Dave Turner(Secretary); and Karen Voigt (Asst. Secretary).
2. Yellow magnetic lights are being purchased for the CERTS vehicles.
3. A second set of 50 foreclosures has been sent to the attorney.
4. No update from the Carriage Manor bankruptcy trustee about the progress being made with the title searches on time-share owners.
5. T.R. reported the physical review of the asset inventory was completed.

6. Capital Improvements are progressing with 11 projects completed; and 8 still underway; and 4 being researched.
7. The Rocket Park fence project was approved for award to Abbot Fencing;
8. The Clubhouse fence project was approved as presented for award to Jay Illingworth and the Paving and Culvert project funds were approved as presented for award to Royals Contracting.
9. Robert reported the Postal Service supports the POA efforts to move and expand the communities Postal Facilities. They will not provide a manned facility, but are willing to provide additional boxes.
10. Approved and recommended that two additional front gate personnel be hired, with the funding necessary for this. This will add one full time Police Dept. supervisor employee to the first shift at the gate and one Securitas guard on the second shift at the gate.

President's Report –

1. Joe Brooks has resigned as President and the Board elected Stuart to finish out the remainder of his term.
2. A combined list of goals will be sent out to the BOD for consideration at the workshop.
3. People need to get out and vote in November.

General Manager's Report –

1. Ann Marie is now Treasurer and Bill Wakefield is Secretary. No change in Vice President.
2. Maintenance crew worked has repaired the irrigation system at the River, and the Beautification Committee will place plants there.
3. Two new vehicles were purchased for the Maintenance Department; One is a used cargo van to be used for housekeeping; the other is a 2005 dump truck.
4. Maintenance Department has finished their roadside cutting and will begin working on cutting further into the right-of-ways.
5. The weight room has been improved and reorganized.
6. Thanked the Beautification Committee for work on the signs out front.

Property Owners Forum -

1. Hib Affleck asked about the proposal to rent mailboxes in the future.

Old Business -

1. Ken Smith made a presentation on our gate and security systems.
2. Moved by Richard Wainwright and seconded by Joe Brooks that Jimmy Hamilton be elected as an alternate member of the BOA. **Motion carries.**
3. Motion made by Richard Wainwright and seconded by Stuart Nottingham to adopt the recommendations of the Ad hoc committee regarding the process to use in reviewing Board of Adjustments variance decisions, contingent on the way it works in mock trials to be held at the next workshop. **Motion carries.**
4. Driveway Rules and Regulations - Motion made by William Wakefield and seconded by Dennis Godwin to approve the revisions highlighted in the Rules document

regarding culverts, and pipes to be used in these. **Motion carries.**

New Business

1. Motion made by William Wakefield and seconded that we approve the revised list of committee members. **Motion carries.**
2. Motion made by Joe Brooks and seconded by Richard Wainwright to approve opening attendance at a Fall Bazaar (Funds raised will go towards the ball field) to the general public, with committee members helping at the Gate for the event. **Motion carries.**
3. Motion by Richard Wainwright and seconded by Joe Brooks to approve \$3,350 for a fence at the Rocketship Park. **Motion carries.**
4. A FC recommendation for funds for fencing at the Clubhouse was tabled.
5. Motion made by Richard Wainwright and seconded by William Wakefield to accept all bids on the bid sheet for the paving project except 13, 14, 15,. **Motion fails.**
6. Motion made by John Smallhorn and seconded by Ann Marie DellaMorte to accept FC recommendation of \$438,310 to be paid to Royals Contracting company for paving project. **Motion carries.**
7. Motion by Judy Strother and seconded by Joe Brooks to approve funds to hire two new gate staff for the first shift and second shift. **Motion carries.**
8. Motion by Richard Wainwright and seconded that the BOD not direct our police department to selectively enforce nor ignore the law or ordinances. **Motion carries.**
9. Mr. Brooks will be resigning from the Lake Royale Property Owners Association BOD and Police Commission at the close of business on December 16, 2006.

Meeting adjourned.