

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOS MEETING
JUNE 17, 2006
10:00 A.M. – CLUBHOUSE**

Call to Order – The meeting was called to order. Present were: John Smallhorn, Tim Gabriel, Ronnie Pierce, Ann Marie Dellamorte, Tom Nichols, Stuart Nottingham, Joe Brooks, Richard Wainwright. Staff present: Robert VanGraafeiland, Jarrett Umstead.

Pledge of Allegiance – Jarrett Umstead.

Approval of the November Meeting Minutes – Will be ready for approval at the next meeting.

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

• First Citizens Operating Acct. Balance	\$155,617.22
• First Citizens Payroll Acct.	\$19,355.72
• North State Operating Acct.	\$74,864.37
• North State Money Market Acct.	\$1,358,353.88
• North State Emergency Acct	<u>\$250,936.39</u>
• Total Balance	\$1,859,127.48

Finance Committee Minutes – Mr. Wallace reported the following:

- Improvements continue to be made in the areas of financials from collections.
- Foreclosures are being moved along smoothly by management. Hearings for 43 of the properties are set for July 6 & 7.
- Over 40 properties are set for auction on June 25.
- Hiring of the FT receptionist/office assistant has been reinstated after the top three candidates in the first round did not work out.
- Under capital improvements, the Taurus conversion is 90% complete, Pool repair to State code is complete, Police Mobile Data Terminals need to be completed.
- Motion was made and passed to recommend to the BOD to purchase new phone system for the POA Office at the low bid of \$5,131.61 from Progressive Telecom LLC. A second motion recommended the additional \$1,181.61 above the \$4,000.00 budgeted be taken from the \$800 plus savings on the purchase of the AED and the additional funds from the previous years collections.

Building Committee – Joe Brooks reported the following:

- For residential: 1 house; 1 porch; 1 boat house and dock; 1 fence; 1 carport.
- For camping: 2 shed; 1 fence; 1 deck; 1 porch; 1 dock.

- Total \$850.00

Board of Adjustments – One variance was granted and one was denied. The third variance request was temporarily withdrawn by the designee presenting the case on behalf of the owner. One fining hearing was referred to the BOA by the BOD. BOA voted to impose both an initial fining and recurring fine. The BOA voted to accept the resignation of a regular member and an alternate member. A third member resigned due conflict of interest.

President's report - Please vote in upcoming election. And spoke about damage to culverts from storm that came through on Wednesday.

General Manager's Report –

- Damage is still being evaluated from the storm and how to repair. Two roads were affected.
- Siren on the roof of clubhouse will be wired within the next couple of weeks.
- They have had a good response from NC State University on the project of the front entrance.
- Robert discussed the upcoming events as follows: June 24 is the Teen Party from 7-10; June 30 Wildlife is having event down at the Nature Trail; July 1 is the Independence Day Celebration; and July 15 is Annual Meeting.

Property Owners Forum –

- Elaine Lashock – Discussed mail box stopping.

Hearings –

- 0607-01- Commercial produced recreational vehicle. A motion was made to approve the variance and the non-commercial recreational vehicle be approved by the CC&R Inspector by Tim Gabriel and seconded John Smallhorn, opposed by Joe Brooks. **Motion carries.**
- 0607-02 – 105 Stage Cove, 1554 R is asking for construction of boat house to move water back to 29 feet. Motion made to grant appeal to build boat house made by Tim Gabriel and seconded by John Smallhorn. **Motion carries.**

Old Business –

- Consider approving regulations for a one-story roof over. Motion made to approve the changes in 8.7 by Stuart Nottingham and seconded by Tim Gabriel. Ann Marie made a motion to delete the words, “or enclosed” from the note to screen and “A” should read “run either direction.” **Motion carries.**
- Consider mapped roads to include in RFPs for section 14. Motion made to approve as outlined by Stuart Nottingham and seconded. **Motion carries.**

New Business –

- BOA of seats open. Table this until presented to the Board by Tom Nichols. Stuart Nottingham made a motion that Mr. Creek be appointed and seconded. **Motion carries.**
- Permit Extensions – Extensions on any permit may be renewed for an additional 6 months for a combined period of 12 months. Can be extended by the BC or the LRPOA. Motion was made that we accept this and a seconded by John Smallhorn. Should read “Permits issued” and not “Extensions.” And take of by the BC. **Motion carries.**
- Permit Application – Consider the revised. Motion made by Tim Gabriel to approve as is. **Motion died.**
- Finance Committee recommends approval to purchase phone system. Motion made to approve by Tim Gabriel and seconded by Ann Marie Dellamorte. Opposed by Joe Brooks. **Motion carries.**

Meeting adjourned.

Hearings –

- 0607-20 – 1659 Sagamore drive, nuisance. Motion to find in non-compliance by Tim Gabriel and seconded by Ann Faison. **Motion carries.** Motion made to be found not in good standing by Tim Gabriel and seconded. **Motion carries.** Motion made to send to BOA for fining and seconded. **Motion carries.**
- 0607-21 – Silt fence and stone needed. Motion made to find in non-compliance by Tim Gabriel and seconded. **Motion carries.** Motion made to find member not in good standing by Tim Gabriel and seconded. **Motion carries.** Motion made to send to BOA for fining by Tim Gabriel and seconded. **Motion carries.**

Meeting adjourned.