

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 19, 2008
9:00 A.M. – CLUBHOUSE**

Call to Order - The meeting was called to order. Present were: Ryan Walker, Ken Smith, Wilson Scott, Richard Wainwright, Gina Louise, Bennie Franklin, William Wakefield and John Goodwin. Staff present: Robert VanGraafeiland, Peter Engberg, and Jarrett Umstead. Board Vice-President Ryan Walker presided.

Pledge of Allegiance – Pete Engberg.

Approval of Meeting Minutes –

- Motion by Bill Wakefield to accept the minutes of the March 15th meeting as amended. Seconded by Richard Wainwright. **Motion carries.**
- Motion by Richard Wainwright to accept the minutes of the March 3 closed meeting of the Board of Directors. Seconded by Bill Wakefield. **Motion carries.**
- Motion by Bill Wakefield to accept the minutes of the March 12th closed meeting of the Board of Directors. Seconded by Richard Wainwright. **Motion carries.**

Treasurer's Report – Wilson Scott reported the following:

March 31 Status:

• Total beginning balance	\$938,322.88
• Total Deposits	\$920,665.58
• Transfers In	\$658,740.57
• Total Interest Earned	\$2,569.83
• Checks and Bank Charges	(\$195,234.75)
• Transfers Out	(\$658,740.57)
• Total at month end	\$1,666,323.54
• Increase	\$ 728,000.56

February 28 Status:

• Total beginning balance	\$1,001,578.03
• Total Deposits	\$ 122,711.90
• Transfers In	\$ 144,093.99
• Total Interest Earned	\$ 2,333.62
• Checks and Bank Charges	(\$ 188,300.67)
• Transfers Out	(\$ 144,093.99)
• Total at month end	\$ 938,322.88
• Increase/(Decrease)	(\$ 63,255.15)

Motion by Richard Wainwright to accept the Treasurer's reports. Seconded by Bill Wakefield. **Motion carries.**

Finance Committee Minutes – Bill Wallace reported the following:

- Karen Voigt reported on the status of requests for proposals for the spillway. She also reported that the imaging system had been ordered for the POA office and the server should be ordered this week.
- The General Manager reported that the East mail facility is scheduled for transition on April 16. The POA staff will be on hand to exchange keys and the office will be open on April 17th until 7 p.m. for the exchange of keys.
- The General Manager reported on foreclosures as follows: 606 are closed; 54 are in the early stages of the process; 28 are scheduled for hearing and 29 noted for sale.
- T.R. reported that he and Natleah had recently attended a seminar on the legalities of the collection process.
- The General Manager reported on capital improvements. The new police vehicle is in service even though the signage is yet to be completed. Sand has been distributed on the beach at the clubhouse.
- Bob Posvic, Chairman of the Generator Sub-committee, reported that he had been researching alternatives for the generator needs of the POA office, the Clubhouse, and the Police Department.
- T.R. reported that the POA has an agreement on a utility audit for less than \$2500.

Board of Adjustments – Delcie Wakefield reported the following:

- One appeal for a variance was brought to the Board of Adjustments and was granted.
- Seven non-compliance citations were brought to the BOA. Three compliance cases were withdrawn. In two of these cases the violations had been corrected.
- Two cases were found to be out of compliance and both initial and recurring fines were assessed.

Recreation Committee – John Setzer reported the following:

- The committee is concerned about vandalism and lighting at POA facilities and after inspecting facilities will report to the Committee on May 6th.
- A new coffee urn, chair racks, and cart have been ordered.
- The Committee would like a long fireworks display for July 5, 2008 but increased costs may prevent extension of the program.
- The committee is seeking a country band or DJ for a fish fry to be held the evening of July 19th, 2008.
- A Community Clean Up is scheduled for April 26th, 2008 at 9 a.m.
- A Yard Sale at the rental complex is scheduled for May 3rd, 2008 from 7:00 a.m. to 1:00 p.m.
- A Boater Safety Course will be conducted at the Clubhouse on May 10th, 2008 from 9:00 a.m. to 4:00 p.m. The free course requires registration at the POA Office.
- A Coast Guard Vessel check will be conducted at the dock near the Clubhouse on May 17th from 1:00 p.m. to 3:00 p.m.

Building Committee – Ryan Walker reported the following for the Building Committee:
Residential area - 1 deck; 3 houses; 1 roof revision; 2 room additions; and 1 shed. Total \$820.00.

Camping area - 1 fence; 1 room addition; 2 room addition porch and roofovers; and 1 shed.
Total \$515.00

General Manager's Report - Robert VanGraafeiland reported that:

- Two Lake Royale owned properties were sold this month and eight of 25 foreclosed properties offered for sale were purchased.
- The POA Clubhouse Weight room was closed because the structure does not conform to building codes for this use.
- Collection of 2008-2009 annual assessments are going well and running ahead of last year's collection rates.
- The Lake Royale Police Department is now fully staffed.
- A "Suggestion Box" is now installed at the door of clubhouse.

Property Owners' Forum -

- Judy Strothers spoke of the need for new Rules and Regulations to accommodate "Park Models" that are regulated by Federal code, and asked for clarification of the Compliance Officer's job description.
- Robert Styers raised the issues about the appropriateness of a closed meeting conducted by the Building Committee.
- Garland Sheppard spoke about dues increases and the noise from fireworks in the Camping (Mixed Use Living) area.
- Missy Atkins asked if the POA had obtained permits for the POA Office renovations and also addressed cottage size restrictions.
- Jerry Powell spoke about security operations at the main gate and his vandalized boat.
- Troy Allen asked for an update on the activities of the Board's "Ad Hoc" committee on Building Rules and Regulations.
- Tom Nichols invited everyone to a Salute to our Troops in Raleigh on Saturday at 10:00 a.m, the May 24th Memorial Day Service at Lake Royale, as well as the Lake Royale June 14th Flag Day ceremonies.

Board of Directors Goals

- Richard Wainwright discussed Storm Water Management Committee progress, additions to upper floor of the POA building, Gate Security House construction progress, and work with the State Legislative personnel regarding a burn permit.
- John Goodwin discussed progress on upgrading computers at the Clubhouse and on a POA network.

Old Business

- The Members of the Board's "Ad Hoc" Building Committee are Stuart Nottingham, Ryan Walker, Aimee Sharrett and Louis Whitman. The General Manager stressed the need to bring the Rules and Regulations into conformity with the Covenants and suggested that the options were to approve draft Resolution 0809-001 or suspend all building activities in the Camping (Mixed Use Living) area for four months.
- Motion by Bill Wakefield to approve Rules and Regulations I pertaining to Garages, Roof-Overs, and Cottages, as reflected in draft Resolution 0809-001. Seconded by

Richard Wainwright. Bill Wakefield stressed the requirement for the Board's "Ad Hoc" Committee to recommend additional changes in by August 31st. After extended discussion, a substitute motions was made by Bill Wakefield to approve draft Resolution 0809-001 with the addition of the following words: "The Building Committee may approve exceptions to the height restriction if property owner plans demonstrate that additional living space could not be developed." Seconded by Ken Smith. On a roll call vote of 4 in favor and 3 against, the **Motion Carries**. Bennie Franklin submitted his verbal resignation from the Board.

- Bill Wakefield suggested that the Board defer action on Rules and Regulations I (Roofed Dock) to allow the Building Committee time to develop specific implementing guidance. No further action was taken.

New Business –

- Karen Voigt, Chair of the Nominating Committee for the Board, announced that additional candidates had volunteered to stand for election to the Board this year. Danny Pearce joins Wilson Scott as Camping candidates, and Bob Posvic joins Ryan Walker and Ken Smith as candidates for the two residential seats. Don Gould and Ruby Galvin are candidates for the Vice Chair position and John Goodwin is unopposed for the Chairman's position. Ken Smith volunteered to chair a subcommittee to formalize procedures for future nominating committees consisting of himself, Karen Voigt and Jack Hughes. The Board Chair approved the suggestion. Motion by Bill Wakefield to accept the Nominating Committee report. Seconded by Wilson Scott. **Motion carries.**
- Motion by Ken Smith to approve draft Resolution 0809-002 pertaining to Rules for the Swimming Pool, substituting the order and wording of the rules provided by John Goodwin. Seconded by Richard Wainwright. **Motion carries.**
- Motion by Ken Smith to approve Finance Committee/Staff recommendations to purchase partitions for the clubhouse rest room renovations from commercial sources not to exceed \$3,100. Seconded by Richard Wainwright. **Motion carries.**
- Motion by Bill Wakefield to authorize expenditure of \$10,000 for SWMC activities to be taken out of the capital budget. Seconded by Richard Wainwright. **Motion carries.**
- Ken Smith requested that the Staff prepare a resolution to purchase an additional police vehicle to be presented at the May meeting. He noted that all three existing police vehicles had been unavailable for a period of time due to maintenance problems and outfitting of the Dodge Durango.
- May 21st was established as a tentative date for the Board to consider appeals for relief from cases adjudicated by the Board of Adjustments. The Board President will confirm the meeting date and time at a later date.

Adjournment

Motion by Ken Smith at 11:45 a.m. to adjourn. Seconded by Bill Wakefield. **Motion carries**

Meeting adjourned