

# POA Semi-Annual Meeting

July 25, 2015

# Election Results

- Delores Mallory was re-elected
  - Delores continues as Secretary & Social Events Planner
- Frank Moon was re-elected
  - Frank continues to have responsibility for boat storage/trash/recyclables and adds boat ramp & docks
- John VanDusen has left the board but will coordinate Channelside & Marshview roads repaving
- Chuck Ream was elected to the board replacing John VanDusen
  - Chuck will take over the CSC committee
- Joe Geise will assume long term responsibility for roads

# Director Responsibilities

Joe Geise – President; Infrastructure/Roads

Paul Boileau – Vice President; Clubhouse & Fitness

Mike Collins – Treasurer

Charlie Pepe – Vice Treasurer; Grounds

Delores Mallory – Secretary; Social & Events Planning

Frank Moon – Boat Storage, Boat Ramp, Boat Docks &  
Trash/Recyclables

Ken Church – ASC Committee Chair Person, Security & Community  
Center Planning

Sharlene Ackley – Pool & Gordon Ackley Park

Chuck Ream – CSC Committee Chair Person

# Street Signs

- All street & golf course signs have been repaired, reinforced & repainted and are in new condition
- This work was done by volunteers at no cost other than materials (paint & brushes, screws and treated lumber) totaling less than \$1,500
- The volunteers:
  - Jim Chestnut
  - Jim Platukis
  - Russ Kleinbauer
- Please join me in a round of applause for these 3 gentlemen, and be sure to express your appreciation when you meet them in the community

# FINANCIAL STATE of the LFPOA

Full Year Review

July 2014 – June 2015

# Financial Highlights

## Operating Results

- **Income**

- Plan: \$719,585
- Actual: \$723,108
- Variance: \$3,523 favorable variance

- **Primary Causes**

- advertising
- impact & architectural review fees

# Financial Highlights

## Operating Results

- Expenses

- Plan: \$719,585
- Actual: \$743,509
- Variance: **(\$23,924)** unfavorable variance

- Primary Causes

- legal services
- postage
- pool repairs

# Financial Highlights

## Operating Results

- Summary

- Total Income: \$723,108
- Total Expense: (\$743,509)
- Net Income: **(\$20,401)** unfavorable variance



# Financial Highlights

- Cash in Bank **\$1,526,584** vs \$1,076,290 YE 2014
  - Operating Account **\$3,827**
  - Reserves **\$791,433**
  - Community Center Reserve **\$731,324**
- Cash in Bank, excluding the Community Center Reserve, has increased \$268,152 to \$795,260 from \$527,108 in fiscal year 2013/2014
  - A concerted effort to increase reserves anticipating upcoming capital projects such as the Community Center, the renovation of the Pool House & road resurfacing

# Financial Highlights

- Community Center
  - Secured Financing for the Community Center
    - \$3 million loan with an 11 year fixed interest rate of 3.75%
    - 20 year amortization (payments are calculated over 20 years)
  - Initially the Community Center Reserve Fund will be utilized
- The equity in the Association (assets minus liabilities) increased \$182,446 to \$1,909,030 from fiscal year 2013/2014

# Financial Highlights

## Reserves

- Contributed \$355,550 to Reserve Accounts
  - Apportioned to Project Reserves & Depreciation
- Reserve Account Expenditures
  - \$81,793 spent vs planned expenditures of \$227,310
    - Storm & Hurricane Recovery \$2,635
    - Clubhouse Renovations \$25,000
    - Infrastructure/Contingency \$27,016
    - Dock Repair & Upgrades \$4,500
    - Community Center \$22,642
      - » Consulting \$4,170
      - » Architectural Services \$6,255
      - » Engineering Services \$12,217

# Summary

- POA is in excellent financial shape
- Cash in the bank is \$1,526,584 of which \$731,324 is dedicated to the Community Center project
- Attractive long-term financing for the Community Center
- A/R is \$119,071
- Reserves continue to grow & will be sufficient to support future projects, e.g. roads, pool house renovation
- The equity (assets minus liabilities) of the Association is \$1,909,030; an increase of 10.6% over last year

# Pool House Repairs

- Repairs to the pool house included:
  - remove stucco, windows, sheathing, brick & water damaged drywall / tile
  - Tear out rest room wall, fixtures & plumbing
  - Replace rotted wall studs & structural members
  - Replace sheathing, windows & re-side with Hardi-plank type shingles
  - Replace brick, drywall, bathroom tile, plumbing & bathroom fixtures
  - Paint exterior & interior
- Estimated cost \$30K
  - We'll get the actual construction bill in a few days

# Pool

- There has been concern voiced by 1 or 2 residents about the need to replace our pool in just a few years and its financial impact
- Earlier this year we engaged Low Country Pool to repair a leak
- They also provided a full inspection and concluded that our pool has an indefinite life with proper maintenance
- We will follow their recommendations
- Next scheduled major work is in 2020 and involves surface repairs and repainting
- By following the recommended maintenance plan, total pool replacement will not be necessary

# Social & Events Planning

- The Spring/Summer issue of Lockwood Lines will soon be available
- Events conducted / Thanks to:
  - Flu shots
  - Christmas Tree Lighting: Women's Club
  - New Resident's Reception
  - Dominoes: Tom & Pam Humenay
  - Bingo: Dave & Jill Notter
  - Trivial Pursuit: Pam & Catherine & John Holmes
  - July 4<sup>th</sup> Picnic
  - 50's Pot Luck: Judy & Carl Antisell, Linda Issitt
  - Ice Cream Social: Bookies Book Club
  - Big Bang Theory Trivia at Friday at Five: Tom & Pam Humenay
- Upcoming Events
  - Events Committee
  - Wine Tasting
  - Groundbreaking Ceremony
  - BBT, Friday at Five

# Architectural Standards Committee (ASC)

January 1, 2015 to July 23, 2015



# ASC Committee Members

Ken Church (Chairman)

Carl Antisell

Charlie Messineo

Bob Galletto

Adrienne Reed

# ASC Activity

- 22 Projects have been approved
  - Renovations
  - 4 House starts (Smith, Antill, Chrobocinski, Rhoderick)
  - Septic system start on Genoe's Pt. (Hogan)
- ASC log now available on the website
- 18 of 22 renovations have been Fast Track approvals
- The ASC continues to expand projects covered by Fast Track (EZ Breeze windows)

# ASC Guidelines

- The ASC has been working over the last 6 months on updating and simplifying the ASC guidelines
- The ASC used to employ a licensed architect to review house plans, but no longer
  - Policy revisions remove some steps related to that process
- Changes to fee structure
- The revised guidelines will be presented to the POA Board for approval in the near future and will be published on the Lockwood Folly website when approved.

# Security Plans

# Security

- Our gate access control panel and the power backup for our cameras was destroyed by lightning in the June storm
  - That is why the entrance gate does not close
- We were able to get the cameras operating, but the control panel needs a new motherboard
- Due to the age of the system and its unreliability, we have decided to accelerate upgrading our security systems community wide rather than wait until the CC is completed
- We have met with a security contractor and are waiting on costs for the proposed system

# Security

- The essentials of this new system are:
  - New gate controls allowing remote programming
  - Up to 20 web based monitoring cameras covering the gate, trash collection area, boat storage, pool, pool house, community center and boat launch
    - Internet viewing access to camera fields
  - Proximity magnetic door locks (card system) at entrances to the pool, pool house and community center with an option to include boat storage and boat launch gates
    - Cards will be coded with member name, and all entries & exits will be recorded

# Security

- Our original plan was to limp along with existing equipment until the CC is built
- The new web based systems are flexible and expandable, so there is no reason to wait
- When the CC is finished, its cameras & door locks can added to the new security infrastructure

# Boat Storage, Trash & Docks



# Boat Storage Area Upgrades

## Plans Include:

- Two security cameras mounted on the tall poles focused to capture the entire boat yard
- Add a boat cleaning station on the opposite side of the yard from the existing cleaning station

# Docks & Boat Launch

- Our fishing dock by the pool was replaced earlier in the year
- New floats & repairs to floating docks at boat launch are planned
- Additional lighting and possibly other improvements at the boat ramp are planned
- We are waiting on quotes to deepen & lengthen the boat ramp to allow large boats to be launched & retrieved at low tide
  - Once we know the cost, we will determine when the project can be accomplished based on our cash flow plan

# Boat Storage

- There are open slots; call or email Frank Moon for information
- Please don't leave any valuables in your boat—there have been thefts
- Put all refuse in the can by the gate
- Replace the hose on the holder when you finish rinsing down your boat

# Trash & Recyclables

- Security cameras will be added to the trash area to capture dumping of prohibited items and use of our dumpsters by outsiders
  - 1 camera to monitor the dumpsters
  - 1 camera at the Purple Finch entrance gate
  - 1 camera at the maintenance entrance gate

# Roads Plan

# Roads – 2015 Repaving

- Channelside, Marshview and all adjoining cul de sacs – Golfview Ct., Atlantic Ct. & Inlet Ct., (not including Purple Finch)
- Activities include clipping edges to remove grass, repair of cracks, dips & bad spots, apply tack coat and 1-1/2” of new asphalt
- Cost \$217,451

# Future Repaving

- After the community center is completed, Clubhouse Drive will be repaved
- Expected timing is fall 2016
- This may or may not include adjoining streets & courts plus Marina Drive
  - Decision to include or defer will be based on costs and POA reserve balances at the time
  - Our plans based on projected cash and current cost estimates are to include them
- Due to its deteriorated condition, Clubhouse will require fairly significant repairs in advance of applying new asphalt
- Irrigation upgrades must be planned for and made prior to repaving
- The balance of our roads will be completed over the next 2 to 3 years, the schedule depending on our reserve cash balances

# Community Center Update



# Loan Details

- Provider - South State Bank
- Loan approval maximum \$3M
- Mortgage loan amortization term - 20 years
- Construction loan 3.75% for year 1 – interest only payments based on loan draws
- In year 2 the construction loan will convert to a mortgage loan @ 3.75% fixed and run for 10 years (total 11 years @ 3.75%)
- After 11 years the interest rate will be adjusted to market rates at that time
- Amortized Assets:
  - Buildings, i.e., pool house & new community center
  - 2.3 acres of land (the building site)
  - The community center assessment fund
    - The community center fund will be used for the first \$500K in construction costs; after building completion it will be used for principal & interest payments until it is depleted in or around March 2018
    - After the community center fund is depleted, our annual assessments are adequate to cover the loan payments and all planned projects

# Contractor

- Graka Inc., Whiteville NC
  - Construction manager Kate Carter
  - Construction superintendent Rick Marvin
- One or both of these individuals will be on site every day of the construction process
- Norm Yeo has volunteered to photograph construction progress

# Septic Installation

- Our septic permit issued in April 2014 allows us to install the septic system before a building permit is issued
- As of today, the drain field is almost complete and the distribution manifold piping connections are being made
- By mid-week next week the force mains will be installed
  - These are the pipes that carry pumped gray water from the tanks to the drain field
  - Since they cross the parking lot, some asphalt will have to be dug up to lay the lines
  - There will be some restricted areas and parking inconvenience

# Septic Installation

- New septic tanks will be delivered around August 1<sup>st</sup>
- These will be installed on the north side of the pool house with accompanying pumps
- Force mains will then be connected and the new septic system will be operational
- Drains from the pool house will be re-routed to the new tanks

# Temporary Pro Shop

- The temporary pro shop & snack bar will be located on the old tennis courts
- It will consist of 3 modular components that will be delivered on flatbed trailers and assembled on site
- Approximate size is 50' X 42'
- Some of the kitchen equipment will be transferred from the Lockwood Grill
  - Refrigerators
  - Ice machines & ice storage
  - Beer taps & glass cooler
  - Prep tables
- No cooking or frying will be done in the temp facility
- An auxiliary bag drop will be constructed near the exit of the cart barn

# Temporary Pro Shop

- LFCC has been diligently working to get its building permit for the temporary facility
- After much red tape and frustration, the foundation permit was issued yesterday
- The units will be delivered next Wednesday & Thursday with set-up on Friday
- Items from the old pro shop will be moved in by Graka
- Graka will do the utility hook-ups and install a grinder pump to handle the rest room sewage
- Drains lines running to the new septic tanks will be installed
  - At this point the temporary pro shop will be ready to go and we would expect prompt issuance of a c/o

# Community Center Building Permit

- Although our community center building permit has been approved, the county will not issue it because we still have an open building permit for the pool house wall work
- Therefore, we assume the c/o for the temp facility must be issued before we can receive our community center building permit
- As soon as the building permit is issued, we plan to have a groundbreaking ceremony with invitations going out to a variety of county & state dignitaries and the Beacon newspaper
- Every property owner will be invited to this event

# Construction Sequence

After the building permit is issued:

- Graka will install fencing around the entire construction site and the area will be restricted
- The old pro shop will be demolished
- The old septic tanks will be removed and the excavated holes filled & compacted
- Some fill will be brought in and compacted to achieve proper grade
- Footings & foundation will be poured
- The building will be constructed, wired, plumbed & security devices installed
- Kitchen equipment & fixtures will be installed
- Parking islands will be removed & the lot prepared for paving (including storm water adjustments)
- Finish the parking lot, including installation of lighting
- Landscape
- Furnish
- Grand opening ceremonies



# Refacing the Pool House

- After the community center is completed, plans are to reface the pool house to match the CC exterior
- The west wall has already been completed
- Stucco on the north & east walls will be removed & replaced with shingle siding
- Windows will be replaced as needed

# Completed/Planned Infrastructure Improvements Summary

- Ackley Park & Tennis
- New Gate
- All Street & Golf Course Signs Repaired & Repainted
- New Community Center with Restaurant, Catering & Fitness
- Updated Pool House with new recreational options
- Community wide, web based security cameras & card entry to pool, pool house, community center and possibly boating areas
- New Parking lot
- New Irrigation System
- New Roads
- Upgraded Dock & Boat Launch Facilities

# In Conclusion

I'd like to challenge everyone to envision what Lockwood will look like when all these infrastructure improvements are complete

# Questions

Please stand & identify yourself so we can get your questions and the answer recorded