

Minutes of POA Meeting, November 10, 2009

BOARD MEMBERS PRESENT:

Gordon Ackley; Mike Whitwam; Jill Notter; Joe Geise; John Van Dusen;
Joseph Pollard; Ken Palumbo; Abs: Kitty Kesler

Minutes: Minutes from meeting held October 23, 2009 were sent to members via e-mail.
Motion to approve passed.

Directors Reports

POA Boat Storage Area: Joe Pollard

A review of the boat storage area indicates there is a need to remind the residents using the area of the rules and regulations which control the allocation of slots. Numerous slots have been vacant over 30 days, several slots contain boats different than are registered, and several slots are unassigned yet are occupied. Once these issues are resolved we will investigate the formation of a committee, of current assignees, to help address future issues and manage the area.

Grounds: Joe Geise

Dead trees and limbs on vacant lots is becoming a concern. We will be reviewing the current revenue from lot maintenance fees against cost to find a solution. POA general funds can NOT be used for the clean up of private lots. The Board is also faced with the continuing problem of picking up leaves throughout the communities common areas. As we continue to be developed we lose the option to blow leaves.

Our current irrigation system along Clubhouse Dr. is 20 years old, the wiring and zone controls need to be up graded. We will begin getting estimates shortly to include in the 2010/2011 budget.

Pool, Tennis Courts, Fitness Center, Boat Ramp and Docks: John Van Dusen

The pool is closed for the season. While the pool is closed new federally required drain covers will be installed.

Minor repairs have been made to the right side walkway at the boat ramp. There is a need to replace a few of the pilings, which will be addressed after the holidays.

The tennis courts are due to be replaced in the near future and will most likely be moved to the area occupied by the horseshoe pits to allow for the expansion of the parking lot.

Finance: Ken Palumbo

We continue to operate under budget. We currently have approximately eighty four thousand dollars (\$84,000) in delinquent accounts which have been turned over to the POA attorney for collection.

One resident chose to place his annual dues into escrow to force the POA to take action on a concern of theirs. Our attorney advised: "there is no legal correlation between dues assessments and an obligation for the POA to act on any issue". Therefore the POA dues in escrow are actually past due and delinquent.

Security and CSC: Kitty Kesler (report by Gordon)

During this time of year when leaves seem to never stop falling please be considerate of your neighbors when they have picked up their leaves and yours begin to blow their way.

We are getting estimates to install security cameras at the trash area to identify the people responsible for leaving unacceptable items in the area. (lumber and gas grills)

Clubhouse: Jill Notter

Clubhouse security is again an issue. We have lost control of the number of keys that are out in the community, thereby making accountability non-existent. We are reviewing our options which include key cards and software to create an audit trail of activity.

Administration: Gordon Ackley

Our new attorney is currently reviewing all of our documents to assure they are in line with changes in North Carolina General Statute 55A (Non-profit Corporations). We are also in the process of making application to the USDA and Rural Development for grant/loan monies to assist us with our up coming infrastructure expenses.

The November workshop is canceled due to the holiday.

The next scheduled POA Board Meeting is Thursday, December 10, 2009 at 2:00 PM.

Meeting adjourned 4:10 PM

Minutes submitted by,
Joe Pollard
Secretary