

## POA MINUTES January 14, 2010

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

### Treasurer:

- Ken Palumbo

We have a number of delinquent property owners being sent letters from the POA attorney informing them that if their accounts are not paid liens will be placed on their properties. \$77,000 in unpaid accounts impacts everyone. Financially we are on budget.

### Boat Storage Area:

- Joe Pollard

An inventory of the area was conducted over the past two weeks correlating information on the boat storage applications with the actual items stored; it is now 99% correct. Pictures of six (6) unidentified boats and/or trailers in unassigned spaces were emailed to residents and posted at the front gate house with the hope of identifying the owners of the items. To date there are still two (2) trailers unclaimed. An article, with pictures, will be placed in the February edition of the Lockwood Lines. If unclaimed the trailers will be disposed of. The effort resulted in three (3) spaces being available, which have been assigned to members on the waiting list, with the possibly two or three more spaces will be available by the end of January.

### Grounds:

- Joe Geise:

We have over twenty (20) volunteers for the "Adopt a Sign" project, making a noticeable difference in the signs throughout the community.

Downed trees are a problem. There appears to be limited funds available in the lot maintenance program to remove downed trees from vacant lots. If the downed tree is on a lot participating in the lot maintenance program the tree will be removed as a benefit of the program as long as funds are available. This additional benefit will be studied for one (1) year. Storm costs are separate, i.e., hurricanes etc.

Vegetation pickup is getting expensive \$32,641 for 2009.

#### Clubhouse:

- Jill Notter:

The thermostats clocks in the Clubhouse are not keeping accurate time, causing the temperatures to change at odd hours throughout the day. The Heating and Air Conditioning contractor will be called to check wires to the thermostat. Thermostat will be set on constant temperature to alleviate fluctuations until the problem is solved.

There was an odor from the ladies room in the fitness center. The plumber pulled the toilet because it was loose. The wax ring was replaced and the odors have subsided.

As more and more activities are being scheduled for use of the Clubhouse the scheduling conflicts increase. The POA Board will review the current scheduling policy.

#### Security:

- Kitty Kesler:

The alarm problems in the Clubhouse last month were apparently caused by a faulty ATMC phone line. The up graded software for the information displayed at the gate has been installed allowing the Board to up date the information and change the gate code in a timelier manor.

#### ASC:

Mike Whitwam:

Application for the construction of new homes in Lockwood has slowed to a crawl. We currently have only two (2) homes under construction and one (1) new application expected in February. Renovations have picked up with the most popular being enclosing porches.

#### Stormwater Projects:

- John Van Dusen:

The three (3) years of stormwater projects completed to date cost \$362,000. Stormwater Committee planning has the major projects being completed during the 2010/2011 budget year. Remaining minor projects and maintenance will be addressed as monies are available.

#### Fitness Center / Boat Ramp / Tennis Courts:

- John Van Dusen

The fitness center Elliptical Machine is working now, but unreliable. The fitness committee has recommended the purchase of a new True PSX Elliptical Machine at a cost of Four Thousand dollars (\$4,000). The Board approved the purchase.

Boat Launch repair is necessary, estimated cost is about ten thousand dollars. It should be done in May and June before the boating season. Boats could damage, or be damaged by,

the rotting posts. We are currently looking for contractors to bid on the repairs. Suggestions are Onell Varnum and Shoreline Marine. Waterway Creations quote may be too high for our budget.

A new tennis court is in the budget for next year and Tony Regnier has volunteered to chair a committee to investigate needs, costs and bring recommendations to the Board.

#### Discussions:

- Gordon Ackley

#### Community Center Project:

We have submitted a preliminary application to the USDA Rural Development to see if Lockwood Folly qualifies for a grant / loan. Initial review indicated we should qualify and have been instructed to begin the next step in the process. Joe Geise and Ken Palumbo are the POA contacts for this process and will meet with USDA on February 1<sup>st</sup>.

#### Legal Issue:

A resident sent a letter to the POA's new attorney bring several concerns of theirs to his attention. This action caused the POA "Legal Fees", at a rate of two hundred fifty dollars (\$250) an hour, for the attorney to read and respond to the resident. This is an extremely poor use of POA dues, which ironically was one of the concerns. Therefore the POA attorney has been instructed to disregard any and all correspondence not sent by the Lockwood Folly POA Board of Directors or a resident's attorney.

#### Residents' Concerns:

- The Board continues to get complaints that some neighbors are not maintaining their property to the community standard and their leaves are blowing into the neighbors' yard causing them extra work. A part of the attraction to Lockwood is the numerous trees which unfortunately drop numerous leaves, as expected. Please be considerate of your neighbors and maintain your property in a timely manor so as not to cause your neighbor more work.
- CATS, the cat population in Lockwood is increasing and they are becoming a nuisance in some areas. Our Covenants require pet owners to control their pets at all times. If a pet is deemed, by the POA Board, to be a nuisance the owner can be required to remove it from the development.

Submitted by  
JoePollard