

## Tuesday June 12<sup>th</sup> POA Quarterly Q&A

1. Q-Why do ballots now have to be signed? A-Our lawyers advise us that an unsigned ballot, if challenged in court, is not binding. Since there have been threats by property owners to file suit against the POA over various issues that involve voting, we are taking our attorneys' advice and requiring full voter identification appear on the ballot.
2. Q-Since there is a covenant prohibiting contractors from starting work early in the morning, is there a covenant prohibiting people from starting up loud motors early in the morning? A-No, if it is happening the offender should be notified that he/she is causing a disturbance and should desist.
3. Q-How is the clubhouse progressing? A-Charlie Messineo, a former building contractor, has graciously volunteered to contact sub-contractors for building cost estimates. We now have a complete preliminary estimate of construction costs, and it appears to be lower than we originally anticipated, based on our interaction with Taylor Construction. We have also been contacting banks and other lenders to get a feel for what type of loan we are likely to get. The next step is for the board to approve funds for our architect to draw up complete working blueprints, allowing us to request firm quote from contractors.
4. Q-Does this mean that the POA will spend money for drawings before the community center vote takes place? A-Yes, without the drawings, we can't get firm quotes, and without firm quotes, we can't tell you what the building costs will be, and without knowing the costs, we can't conduct a vote.
5. Q-What is the status of the purchase of the 2.3 acre community center site from LFCC? A-BB&T has not released the property from its lien, so the final purchase agreement has not been completed. The POA is ready to complete the purchase as soon as LFCC gets clear title to the land.
6. Q-Is the dock by the clubhouse restricted to property owners? A-Yes, and the POA will install a residents only sign to inform outside boaters who may think it is public property.
7. Q-Is the POA aware that the speed limit sign in front of the townhouses has been damaged? A-No, and it will be taken care of.
8. Q-Is the drainage work on Genoes Point done? A-Yes, except for sod and seed installation.
9. Q-Will recreation park landscaping be extended to shield the new parking area from view? A-Yes, the board intends to address this in the new budget effective in July.
10. Q-Can the POA repair the speed limit sign that has come off its mounting post in front of the townhouses? A- Yes, it will be repaired.
11. Q-Is the POA taking any steps to address the low pool water temperature now that the solar panels have been removed? A-We are going to fire up the propane heater for the old hot tub to see if it will affect the pool temperature.
12. Q-What is being done about the poor pool water quality? A-We will get out pool maintenance contractor in to evaluate.
13. Q- What happens with our special assessments if the community center vote doesn't pass? A-It depends on the vote. If the vote indicates a clear majority of

- members still supports the community center but falls short of the required 66.67% needed for passage, the board will attempt to find out what issues were at fault, correct them, and re-vote. If at some future date it becomes clear that the community majority no longer supports a new community center, your assessments will be returned to you.
14. Q-Will we get the interest earned on our deposits? A-At the current .2% yield on savings accounts, the interest on accumulated assessments is insignificant. From a practical standpoint, it would be impossible for us to determine the actual time the assessments of each property owner are held.
  15. Q-When are we going to see plans for the front entrance, i.e., a reported 4 lane entrance? A-The entrance committee proposed a very elaborate layout which, to be implemented, would require the permission & financial participation of Wayne Holden, which is unlikely to happen. That proposal was never approved by the board. For the 2012-2013 budget, funds for any entrance improvements have been capped at \$15K.
  16. Q-Why don't we focus on replacing or upgrading the gates at our entrance? They are more of an eyesore than the road sign. A-The board will discuss this and see what steps can be taken within budget.
  17. Q-There has been some vandalism around the pool, can we install cameras? A-The board will look into installing some type of camera device.
  18. Q-The POA has submitted delinquent accounts to a collection agency; is this more cost effective than placing liens on properties? A-We pay the collection agency 30% of the amount of overdue accounts collected, but we do receive 70% of collections. It costs \$600 - \$1000 to place a lien on a property, and unless we foreclose (that's never happened), we don't get anything. If the bank forecloses, the property is underwater and there are no proceeds to satisfy our claim. So liens are not effective in collecting overdue accounts.
  19. Q-Will the POA re-institute the Community Standards Committee? A-The CSC chairperson resigned due to abuse, and the committee members followed suit. Covenants do not allow board members to serve on this committee, since the board is the reviewing entity for committee decisions. To become active again, the committee needs a volunteer to serve as chair person and volunteers to serve as committee members.
  20. Q-The entrance road sides need work so grass will grow; will they be irrigated? A-The trees were trimmed earlier this year to provide more sunlight. The plan is to bring in fill dirt to build up the shoulders and provide a seed bed. In order to economize on sprinklers, we will start with a highway grass blend that should not require irrigation.
  21. Q-What are we going to do about the growing and destructive deer population? A-We will investigate methods for herd thinning, however, expect resistance from residents who want the deer protected.
  22. Q-Pond next to Holmes' house is overgrown with algae A-This is one of the ponds that get nutrients run-off from the golf course, and will continue to be difficult to control. We will talk to Gallettos and see what can be done.