

Lockwood Folly Property Owners Association
19 Clubhouse Drive
Supply, NC 28462

Minutes of the Meeting July 9, 2026

Location: River Room

In Attendance: Laura Botto, Patrick Prevatte, Mike Collins, Judy Antisell, Don Dyksterhouse, Stan Nessing, Rich Botto

Absent: Ted Hansen, Mike Whitwam

Meeting was called to order at 5:00 pm

At the start of the meeting there were 32 residents in attendance.

The first order of business: President Laura Botto asked for someone to make a motion to approve the minutes of the POA meeting held on Thursday, June 11, 2026. The motion was made by Stan Nessing and seconded by Patrick Prevatte. The motion was then approved by all the directors in attendance.

New Business:

President Laura Botto congratulated the newly elected candidates who ran for the board: Judy Antisell, Ted Hansen and Rich Botto.

Mike Collins gave the financial update:

Balance Sheet

Cash in Bank:

• Checking/Savings	\$ 61,602
• Operating Reserve	\$1,445,259 *
• Asset Replacement Reserve	\$ 404,470
Accounts Receivable	\$ 61,242
Accounts Payable	\$ 16,360
South State Mortgage	\$2,065,384

* includes remaining insurance proceeds related to the Pool House fire of \$741,934 (insurance proceeds of \$1,069,473 minus funds spent through 6/30 of \$327,539)

Here is a summary of our spending/commitments regarding our insurance claims as of 6/30:

Total Funds Available \$1,069,473

Spent / Committed \$ 335,439 (includes \$7,900 still owed for architectural work)

Funds Remaining \$ 734,034

Insurance Reimbursement Pending Completion of the Project:

Depreciation	\$ 52,034
Required Code Upgrades*	\$110,800

Total	\$162,834
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* (sprinkler system, additional asphalt for fire trucks, civil engineering work)

Mike then made a motion to renew our Line of Credit for \$250,000. The cost to renew is \$250 with terms – SOFR + 2.5 points (a little over 6% interest). The motion was seconded by Don Dyksterhouse. Motion approved by all directors in attendance.

Patrick Prevatte said that the ASC has revised their policy regarding fences for homes that do not border the golf course.

Don Dyksterhouse made an amendment to the current POA common area contract to change the end date to June 30, 2027, and a contract amount to \$187,000 for 2026-2027. Source of funds: The \$17,000 in additional funds to be taken from the 2026-27 operating surplus. Mike Collins seconded the motion. Motion passed unanimously.

Stan Nessing made a motion to allocate \$3,500 from the Asset Replacement Fund to install a warranty replacement evaporator coil in the DOAS (Dedicated Outside Air System) unit. The cost is for labor, miscellaneous parts and freon (to charge the new coil). Motion seconded by Judy Antisell. Motion carried.

Pool house update by Laura Botto: Soil was tested by the county and given approval to proceed with filling the cells of the cinderblocks with concrete. Backfill dirt was delivered to the worksite. Plumbers and Fire Inspection installers will begin work.

OLD BUSINESS:

ASC, Patrick Prevatte: There are 15 houses under construction in various stages.

Don Dyksterhouse reported:

1. Prior to the 4th of July celebration, Grassroots spread mulch around Ackley Park, cut the grass, and even removed some dead bushes and small trees along Clubhouse Drive. Grassroots should be commended for preparing Ackley Park and making it beautiful so that we all could enjoy it on the holiday.
2. A swing in front of the pool broke on the Saturday before the holiday. A special thanks to the POA member that alerted the Grounds director so that the swing could be repaired prior to the holiday
3. Three signs have been damaged. The "deer crossing sign" on the entrance road (repaired) and two "Speed bump ahead" signs (one repaired and one ordered). Again, thanks to the POA members that identified that three signs needed repair.

In the absence of Mike Whitwam, Laura Botto gave a report regarding the gates at the entrance to Lockwood Folly. Mike met with the gate company on the morning of July 8 and the co-owner completely understood Mike's concerns. The owner was very apologetic that they have wasted 3 months of the Community's time, and the gates are still not in operation. The company is going to

make those adjustments or else they will remove everything that they have installed, no charge to us with their apologies and we will start over with another company. Mike does have a backup company if that is the case. The owner felt like they could come and remove the entrance gate post that is installed in the wrong location, take care of all the other incidentals to make the gates aesthetically pleasing and working correctly. He also stated if that were the case they would not collect any fees for six months and at that point only request half of the money and if at the end of the year, we are good they would request the rest of the money. Mike plans on keeping everybody informed. He thanks us for our patience. Mike does not want to spend the community's money on something that would not meet our standards.

In Ted Hansen's absence, Laura Botto gave his report: The annual 4th of July celebration was held on Saturday, July 4th. Thank you to the volunteers who helped make this event successful. Volunteers are the difference. Many hands make light work. Nearly 300 adults and children signed up to attend.

Renee Edwards and I are still collecting your faded or tattered American flags - you can drop them off either in our newspaper box or on the front porch.

or

VFW on Sabbath Home Rd (see bartender inside). The VFW has an exchange program (free of charge) to provide a replacement flag for your retired flag.

Thank you to all those who donate. The next Redcross Blood drive is scheduled for Wednesday, August 5th from 11am to 4pm. Email blasts have begun. Please sign up directly on Redcross website. Thank you to those who donate – Your effort truly makes a difference.

Judy Antisell's Pool report:

June 2 Work began on the new Pool House foundation. To break up the parts of the pool deck that were still left from the old Pool House, a jack hammer, sledgehammer and track hoe machine were used to break up the deck and pieces were stacked in a pile. At one point, one of the workers thought that they might have hit a water pipe. Vic West plumbing was called to check out the work area. No visible leaks were detected.

June 3-14 Until the foundation work began, our water bills for the months of April and May showed stable water consumption (\$220.41-April, \$203.37-May). After the work began on the foundation, we had problems keeping the water level stable and had to continually add water using one or sometimes 2 hoses during the day and overnight. We knew we had to get help to locate any leaks.

June 17 I called Pool Professionals to see if/when Leak Locators Co. were available to come to check the pool for leaks.

June 23 It was discovered that the emergency phone at the pool was not working. When we checked the modem that was in the pump room, it was found not working. It was discovered that one of the workers tried to plug his phone into the modem. This caused the modem to stop working. Focus was called and installed a new modem.

June 24 Leak Locators sent one person who physically went into the pool wearing a mask to swim underwater checking all skimmer throats, side of returns, and tile design areas. Several areas of concern were found. They were all treated with epoxy putty.

June 25 Brunswick County inspector came at noon to inspect the pool.

June 25 After the inspection, the pool manager found 2 of the foundation workers asleep in the pump room with their lunch plates on their laps. The Contractor was told that the pump room was off limits to workers. If they needed a place to eat lunch and take a nap, they needed to find a different location.

June 30 Water in the pool turned green. The phosphate level was extremely high. It was likely due to fertilizer spread on the greens of the golf course followed by mowing of the lawn. After the pool was shocked, the water was back to normal.

July 4 Various water activities, relay races, and swimming races were organized for all children ages 4-14. These activities began at 1:00 with a break at 1:45 and finished from 2-2:45 after which all participants received sherbert cups, prizes and medals for participation.

Stan Nessing presented his monthly report:

A service call was placed with Coastal HVAC because of high temperature and humidity in the Oak & Anchor restaurant. The DOAS (Dedicated Outdoor Air System) was found to have leaking evaporation coils. Replacement coils are available under warranty. Warranty repair has been ordered, and Coastal HVAC is awaiting receipt of the replacement coil unit.

Until the new coils can be installed, we are manually resetting the DOAS. Freon that evaporates through leaks in the coils freeze moisture in the air and the ice that forms cause the controller to shut off. The reset resumes operation of the DOAS until the next shut off condition occurs. We thank Terri Haysley for her assistance in monitoring the controller in the Pro Shop.

Annual preventive elevator maintenance was scheduled and completed by Otis Elevator Co.

An inspection for operation of the elevator emergency (telephone) call system was completed. Records and operations procedures were verified by the contractor.

Gutters and down spouts for the River Room deck were cleaned.

Lifenet records for the AED defibrillator were verified and updated. Lifenet is a health safety system that records status and location of defibrillators for emergency response.

A burned-out ceiling light in the library was replaced. Lights above the fans in the library and Oak & Anchor were removed.

Brunswick County inspections of emergency lighting, fire alarm systems, and fire extinguishers were completed in May. A review was completed this month to verify inspection details. Inspection of water-based systems, such as sprinklers and valves, is scheduled for July 7.

The Fire Marshall has notified us of its intent to conduct a Clubhouse inspection in July.

The septic system was pumped, and quarterly inspection was completed on the system and drain fields.

Laura Botto presented the Storage Yard/Trash/Boat Ramp monthly report:

Garbage

1. Garbage is picked up on Monday, Wednesday and Friday. Residents are asked to place garbage inside dumpsters and to break boxes down. **DO NOT THROW GARBAGE ON TOP OF DUMPSTERS.** If they are filled, please bring your garbage back after the dumpsters are empty.
2. Non household garbage is to be brought to the land fill off Rt. 17 or the Recycling Center on Oxpen Road.

Storage Yard

1. Anyone wishing to be placed on the waiting list for the Storage Yard should contact Laura Botto.
2. Boats, trailers and motor homes are permitted.
3. Bills for the 2026-27 season will be sent out from the office. Payment is due on July 30th.

Boat Ramp

1. Repairs to the boat ramp have been completed.

Mike Collins made a motion to adjourn the meeting at 5:25 pm. Everyone approved.

Respectively submitted,

Judy Antisell