

Lockwood Folly Property Owners Association

19 CLUBHOUSE DRIVE SW
SUPPLY, NORTH CAROLINA 28462

2026 AUGUST DIRECTORS' REPORTS

ASC – Patrick Prevatte

CLUBHOUSE & POOL HOUSE – Stan Nessing

Coastal HVAC completed the replacement of the DOAS air handling unit. Warranty replacement was authorized for evaporator coils that were found to have leaks in late June. The replacement was completed August 26 and involved three days beginning August 24.

The air handline unit serving the Oak & Anchor Restaurant went out of service. Daryl Whisenant and I cleaned out a clogged condensation line, reset the float valve, and returned the unit to service.

On August 3 Pye-Barker Fire Systems completed corrections of deficiencies in the Clubhouse's sprinkler system. Two outdated sprinkler system gauges were replaced, and a tamper switch was replaced. The tamper switch registers the status of the main water supply valve to the Fire Access Panel.

Touch up painting in the library, first floor foyer, and Oak & Anchor hallway were completed. Doors, door frames, baseboards, and lower walls (dark tan color) were completed on the second floor. Thanks to Michelle and Lee Betkowski, and to Charlie Bird for their efforts on the improvement of painting.

The project will resume in September. The remaining work is planned for the lighter walls (off-white) on the second floor, the Pro Shop, and Oak & Anchor kitchen entrances.

We completed air filter changes throughout the building. Thanks to Alyce Tilghman for her assistance.

The defibrillator (AED) required a software system update and that was completed.

Hazardous materials that we routinely collect from repair, and replacement efforts were removed to the Brunswick County landfill in Bolivia.

CSC – Laura Botto

EVENTS – Ted Hansen

The next Red Cross Blood Drive is scheduled for October 13th from 11-4. Email blasts have begun and donors should sign up directly on the Red Cross' web site.

Planning for a Halloween themed gathering has begun. A save-the-date blast was sent. Further details will be announced as the date approaches,

New Years Eve planning is also underway. The loss of an in-house caterer has and will have a great impact on the planning of this and future events. It is likely menu choices will become limited as there are no cooking facilities and costs per person will also increase.

I am talking with the Brunswick County Sheriff's Office to schedule a woman's self-defense class. If possible, this would occur after the first of the year.

GROUND & PARK – Don Dyksterhouse

Grassroots maintained common areas for mowing, mulching, and blowing. Spreading of mulch continued and is nearing completion. Clearing and bush hogging of vacant lots (160+/-) is complete. The marsh grass between the chipping green and the river has been trimmed.

Minor trimming of cedar trees along Marshview Drive to clear the area above the edge of pavement was completed. The plan for 2026-2027 is to cut down the diseased branches in the trees along Marshview Drive.

The vegetation pit is 70% full.

Three dead bushes in the median on Clubhouse Drive near green #9 have been identified and will be removed. A tree fell down on Fox Squirrel Lane and was removed. Wasp nests in the gazebo and benches at Ackley Park and in the benches at the pool were sprayed and removed. A wire for the irrigation system near the front gate was cut and has been repaired. A new trash can has been placed at the tennis courts. "No dog waste in trash can signs are being placed on POA trash cans."

The storm water management team did meet in July and all issues have been prioritized. An estimate of construction costs for project- B-3, including installing a pipe under Clubhouse Drive, is being developed. Estimates for other issues have been requested. An inspection of numerous grate inlets occurred in late June. This inspection identified one urgent item of a pipe that was disconnected from the grate inlet near #8 green. An estimate for the repair has been made and the contractor has been authorized to begin repair. A small hole (4" long x1/2" wide) was identified adjacent to a grate inlet in the clubhouse parking lot. The area has been inspected, cones have been placed around the grate inlet, and a contractor is defining the extent of damage before the area is repaired.

Minor drift kill has occurred on three POA ponds. This has been discussed with the contractor and minor adjustments will be made to the method of spraying. The grass will return to normal status in 2-4 weeks.

A septic field for 119 Genoes' Point Road was damaged during a tree removal. This damage as well as damage that occurred to the septic field in 2024 is being repaired.

One street light on Clubhouse Drive immediately outside the exit gate has been repaired and all street lights along Clubhouse Drive are currently functioning.

Thanks to the LFCC for continuing to support the Grounds area of responsibility this month. Also, thanks to Daryl Whisenant for supporting Grounds activities this month.

POOL – Judy Antisell

The locks on the gates to the pool have been a challenge this year as this is the second time they have stopped working. This time it was the result of a lightning strike. Parts are on order to repair the locking system. Until the repair is done, the pool gates will open at 7:30 am and close at 7:30 pm. Residents are asked not to prop the gates open during the day as this puts us in a liability situation.

SECURITY – Mike Whitwam

STORAGE YARD, BOAT RAMP & TRASH AREA – Rich Botto

TREASURER – Mike Collins

Treasurer's Report as of August 31, 2026

Balance Sheet

Cash in Bank:

- Checking/Savings \$ 63,090
- Operating Reserve \$1,735,225 *
- Asset Replacement Reserve \$ 410,130

Accounts Receivable \$ 174,502

Accounts Payable \$ 6,104

South State Mortgage \$2,046,787

* includes remaining insurance proceeds related to the Pool House fire of \$738,859 (insurance proceeds of \$1,069,473 minus funds spent through 8/31 of \$330,614)

Below is a summary of our spending & commitments vs insurance proceeds as of 8/31:

Total Funds Available \$1,069,473

Spent / Committed \$ 337,329 (includes \$6,715 still owed for architectural/project mgt work)

Funds Remaining \$ 732,144

Insurance Reimbursements Pending Completion of the Project:

Depreciation \$ 52,034

Required Code Upgrades* \$110,800

Total \$162,834

*** (sprinkler system, additional asphalt for fire trucks, civil engineering work)**