

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

Minutes of the Meeting Aug 13, 2026

Location: River Room

In Attendance: Laura Botto, Patrick Prevatte, Don Dyksterhouse, Stan Nessing, Ted Hansen, Mike Whitwam, Rich Botto

Absent: Mike Collins, Judy Antisell

Meeting was called to order at 5:00 pm

At the start of the meeting there were 25 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, July 9, 2026. The motion was made by Don Dyksterhouse and seconded by Patrick Prevatte. The motion was then approved by all the directors in attendance.

New Business:

Pool House-Stan Nessing

The construction schedule calls for installing plumbing lines that will be under the foundation slab soon. We anticipate Brunswick County inspection the following week.

After the county inspection, four inches of gravel will be laid, and a termite treatment will be applied. The concrete slab will then be poured. The plan is for the slab to be completed by the end of August. This will mark the official start of construction.

Following discussion regarding the Pool House contract, the Board decided to convene a special board meeting soon to discuss and clarify the contract and amendment.

Old Business

Treasurer's Report: In Mike Collins absence, Laura Botto gave the Treasure's report

Balance Sheet

Cash in Bank:

- ☐ Checking/Savings \$ 91,709
- ☐ Operating Reserve \$1,658,337 *
- ☐ Asset Replacement Reserve \$ 409,593

Accounts Receivable	\$ 294,025
Accounts Payable	\$ 11,700
South State Mortgage	\$2,055,999

* includes remaining insurance proceeds related to the Pool House fire of \$739,522 (insurance proceeds of \$1,069,473 minus funds spent through 7/31 of \$329,951).

Here is a summary of our spending/commitments regarding our insurance claims as of 7/31:

Total Funds Available	\$1,069,473
Spent / Committed	\$ 336,666 (includes \$6,715 still owed for architectural work)
Funds Remaining	\$ 732,807

Insurance Reimbursement 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)

ASC: Patrick Prevatte

There remain 15 homes currently under construction in Lockwood Folly.

Grounds: Don Dyksterhouse

The sign providing directions to the pro shop and Oak & Anchor was moved next to the clubhouse's main entrance.

A tree fell down on Fox Squirrel this week and was immediately removed by Grass Roots.

All streetlights on Clubhouse are working. Let Don know if you note any further outages.

Security: Mike Whitwam

The new gate has been installed. The electrical equipment for remote control for opening and closing the gate is scheduled to be installed this month.

Social: Ted Hanson

The annual 4th of July celebration was held on Saturday, July 4th. Just shy of 300 attended this year's event. Thank you to every single volunteer who dedicated their time, energy and effort to make this event a success.

The Red Cross Blood Drive was held Wednesday, August 5th from 11am to 4pm. Our community stepped up and donated a fantastic 40 units of blood. The next blood drive will occur mid-October.

A request for committee members for social events was posted. A total of 6 members of the community have volunteered to help. Thank you to those who have stepped up.

Pool- In Judy Antisell's absence, Laura Botto gave the report.

The month of July required several maintenance repairs to be done and pool cleaning items to be purchased. The repairs were made by my husband, Carl, and myself. A hole was discovered thanks to Carol Szaroleta's daughter and granddaughter who discovered a hole in the floor of the pool about an inch in diameter. I purchased epoxy putty that we used to plug up the hole ourselves. So far, it continues to hold. We need more people to be observant and let us know if they see anything like this that could be repaired before we lose excess water.

We also had to replace a broken bracket that held the iron fence fastened to the wooden railing/fence with a stainless-steel bracket and stainless screws.

With the lack of rain, we had to refrain from filling the pool during the day. We could only add water between 12 midnight and 6 am. We posted signs at the pool asking people to refrain from jumping into the pool and splashing water out of the pool. Most people have been very cooperative.

Clubhouse: Stan Nessing

Coastal HVAC cleaned drain lines and reset float switches on 2 AHUs. Coastal checked freon levels for both units AHU-10 and AHU-3. One unit serves the catering kitchen and restrooms on the second floor. The other unit serves the foyer and Marisa's office.

Coastal HVAC informed us that they are working to replace the entire inside unit that conditions air from the Outdoor Air System. The replacement will be completed under warranty. The evaporation coils in the inside unit were found to have leaks in late June. The repair has been delayed because of problems with acquisition and shipping of the evaporator coils. Therefore, Coastal HVAC has been working with the manufacturer to replace the entire inside unit.

NC Heating & Cooling cleaned the ice makers in the Oak & Anchor and in the catering kitchen. We replaced 48-inch light bulbs in the Fitness Center and in the Pro Shop. As we change bulbs, we are replacing Mercury vapor fluorescent bulbs with LED bulbs.

Blossman Gas cleaned 5 tankless, propane water heaters that are used for dishwashers in the Oak & Anchor and in the catering kitchen.

We completed a fire prevention system walk through with the Deputy Fire Marshall on July 6. The clubhouse passed inspection. Following the inspection, we corrected several sprinkler system escutcheons and replaced batteries on three emergency exit alarms. Thanks to Daryl Whisenant for assistance with HVAC issues and with fire system improvements.

A Brunswick County inspection of the water-based fire protection system was performed by a contractor, Pye-Barker Fire Protection on July 7. Three deficiencies were identified during this inspection. Pye-Barker was scheduled to correct the deficiencies on August 3. The corrections involved the replacement of outdated sprinkler system gauges, repair of a leaking check valve, and replacement of a tamper switch that registers water supply status for the building to the Fire Access Panel.

We worked with volunteers to define a scope to freshen up the paint in the interior of the clubhouse. The team is addressing doors, door frames, base boards, and some walls. We acquired paint and materials for prep work and painting that began August 1. We have completed about 80% of baseboards and doors.

Thanks to Michelle and Lee Betkowski, and to Charlie Bird for their efforts on the improvement of painting.

Storage Yard/Trash/Boat Ramp: Rich Botto

Boat Ramp: Walkways have been repaired; ramp is reasonably in good shape.

Fishing Docks: Stationary Dock (behind the pool) will need some minor repair and pressure washing. Fishing Dock (behind the Clubhouse) will need some boards replaced.

Waste Area: I have managed to acquire two (2) more waste containers from the county due to the increase in new families moving into Lockwood. I was also able to cancel a contract container saving the POA \$7000 a year. We now have 7 waste containers.

Waste pickup days are Monday, Wednesday, and Friday. Please remember to BREAKDOWN ALL BOXES. Do NOT open the Top lids. Scrap metal is to be put in piles behind the Maintenance Building. Palettes should be stacked in front of the building. Electronics, paint, recycling, and large items can be taken to County Landfill or Oxpen Rd.

Boat Storage Area: The waiting list is now at 13.

Motion to adjourn was made by Don Dyksterhouse. Seconded by Ted Hanson. Approved by all directors in attendance. Meeting adjourned at 5:28 pm.

Respectively submitted,

Mary Dyksterhouse