

Lockwood Folly Property Owners Association

19 CLUBHOUSE DRIVE SW
SUPPLY, NORTH CAROLINA 28462

2026 JULY DIRECTORS' REPORTS

ASC – Patrick Prevatte

CLUBHOUSE & POOL HOUSE – 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 The corrections involved the replacement of outdated sprinkler system gauges, repair of a leaking check valve, and replacement of a tamper switch that registers water supply status for the building to the Fire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 will address doors, door frames, base boards, and some walls. We acquired paint and materials for prep work and painting that began August 1.

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

CSC – Laura Botto

EVENTS – Ted Hansen

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 on August 5th from 11am to 4pm. Our community stepped up and donated a fantastic total of 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 plan future events. Thank You to those who have stepped up.

GROUND & PARK – Don Dyksterhouse

Grassroots maintained common areas for mowing, mulching, and blowing. Spreading of mulch continued and is nearing completion. Clearing and bus hogging of vacant lots began and is 50% complete.

Cedar trees along Purple Finch Lane that were dead (5) or diseased (12) were removed or had the dead branches removed. Treatment for mites and insects at the base of these trees (12) and the trees along Marshview (26) was accomplished in July. The plan for 2026-2027 is to address the diseased branches in the trees along Marshview Drive. The vegetation pit was cleaned out and was 40% full.

The storm water management team did not meet in June. An estimate of construction costs for project- B-3, including installing a pipe under Clubhouse Drive, is being developed. An inspection of numerous grate inlets occurred. One urgent item was identified (pipe disconnected at grate inlet near #8 green) and several non-urgent grate inlet cleanouts were identified. Repair of these items have not been scheduled.

A leak has occurred in the irrigation system along Clubhouse Drive and it appears to be on the opposite side of Clubhouse Drive of the road across from the pump house. Repair of this leak has not begun

Two "Speed bump ahead" signs have been replaced.

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

One street's light on Clubhouse Drive immediately outside the exit gate, is not working. A service order with BEMC has been written.

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

POOL – Judy Antisell

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.

SECURITY – Mike Whitwam

STORAGE YARD, BOAT RAMP & TRASH AREA – 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.

TREASURER – Mike Collins
Treasurer's Report as of July 31, 2026

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)