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

Minutes of the Meeting October 8, 2026

Location: River Room

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

Absent: Ted Hansen, Rich Botto

Meeting was called to order at 5:03 pm.

At the start of the meeting there were 21 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, September 10, 2026. The motion was made by Stan Nessing and second by Mike Collins. The motion was then approved by all the directors in attendance.

New Business:

Stan Nessing gave the following Pool House update:

The foundation was completed September 18, Brunswick County inspections were completed, and framing began September 21.

The Lockwood Folly POA Board is meeting with Pinnacle Southeast Contracting to obtain detailed costs for a lift and associated design requirements verses an elevator.

Don Dyksterhouse introduced a motion to approve $6,000 to replace the pump/motor for the transfer pump at pond #24 behind the #2 tee. Motion was seconded by Patrick Prevatte. Motion was passed by all Board Directors in attendance.

Old Business:

Mike Collins: Treasurer's Report as of September 30, 2026

Balance Sheet

Cash in Bank:

- Checking/Savings $ 45,978
- Operating Reserve $ 1,670,433 *
- Asset Replacement Reserve $ 407,857

Accounts Receivable $ 137,416

Accounts Payable $ 109,305

South State Mortgage $2,037,549

* Includes remaining insurance proceeds related to the Pool House fire of $569,261 (insurance proceeds of $1,069,473 minus funds spent through 9/30 of $500,212

Below is a summary of our spending & commitments vs insurance proceeds as of 9/30:

Total Funds Available $1,069,473

Spent / Committed $ 506,927 (includes $6,715 still owed for architectural/project mgt work)

Funds Remaining $ 562,546

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)**

Patrick Prevatte: ASC
There are 12 houses currently under construction and 2 new housing plans are under review.

Don Dyksterhouse: Grounds
1. The pump/motor at the pond behind #2 tee failed. Troubleshooting determined that the motor was cracked and a decision was made to replace the pump and motor.
2. The guardhouse is being repaired. The brick between the guardhouse and the gate was power washed, the soffit side boards that were degraded were replaced, and the guard house is being repainted. The material is being paid for by grounds and the labor is by POA volunteers.
3. The menorah that has been used at the entrance needs to be replaced. Anyone that is familiar with menorahs should contact Don Dyksterhouse to ensure an appropriate menorah is in place this year.

Mike Whitwam: Security
Regarding the Gate at the Main Entrance: the Exit gate needs to be installed. New cameras are to be installed.

There have been several complaints about speeding throughout the community. There might be a need to consider putting speed bumps on streets where the complaints are coming from.

Ted Hansen: Social
The next Red Cross Blood Drive is scheduled for October 13th from 11-4. Donors should sign up directly on the Red Cross' web site.

Brunswick County will hold their annual Flu Shot Clinic on Thursday October 15 from 9-4 in the library.

The Halloween themed gathering is scheduled for FRIDAY, October 30th. Registration blasts have begun. Deadline to sign up is October 25th

New Years Eve planning is underway. A "save the date" email will be sent on or about November 1st.

Judy Antisell: Pool

For about 3 ½ weeks (could be 4 weeks) the locks on the pool gates were not functioning. This meant that the pool had to be manually locked in the evening (at 8 pm) and manually opened in the morning (about 7:30 am), There were times that I was unavailable to do the locking and opening of the gates. For this I need to say thank you to Daryl Wisenent and Rick Botto who filled in for me while I was away on vacation.

The team of Mike Whitwam, Daryl Wisenent, and Bryan McCoy were able to get the gates working temporally. Thank you for your help!

Stan Nessing: Clubhouse

Because of heat and humidity there were several HVAC performance issues during the month. We had to free clogged condensation drains for heat pumps serving the first-floor lobby & fitness center, restaurant, and pro shop. In some cases, float valves had tripped due to blocked drains. Air Handling Units 2B, 3, 4, 5, and 6 were all addressed.

In late August the evaporator coils for the DOAS air handling unit were replaced under warranty. The unit is approximately 5 years old, and this was the second warranty replacement. After a month we had service problems with DOAS resulting in the shutdown of the control unit.

We placed a service call with our HVAC vendor for DOAS and the Pro Shop air handler. Both systems required thorough cleaning to remove mold and debris that accumulated in drain pans and clogged drain lines.

Cannister lights in the first-floor women's rest room were replaced. External door hinges to the Intracoastal Waterway side of the building were lubricated. Thanks to Daryl Whisenant and Bryan McCoy for help with the HVAC and lighting improvements.

The Brunswick County Fire Marshall conducted a follow-up inspection following the annual sprinkler system report for the Clubhouse. The Fire Marshall confirmed repairs we authorized for the Post Indicator Valve tamper switch and water pressure gauges. The tamper switch registers the status of the main water supply valve to the Fire Access Panel.

A volunteer team including Michelle and Lee Betkowski, Caroline and Stuart Shave, and Charlie Bird completed substantial touch up paintings in the Clubhouse. In two months, the following areas were painted: 1) baseboards, doors and door frames on the first floor and the second-floor vestibule; 2) walls in the first-floor foyer, the second-floor elevator vestibule, and River Room.

In the absence of Rich Botto, Laura Botto gave the following update:

Please break down your boxes before putting them into the garbage containers.

Vacuum cleaners need to be taken to the trash/dump area located on Route 17.

Laura Botto: CSC

There are two types of lots: ones that are maintained by Grass Roots. These lots are mowed down two times per year. The other lots are maintained by their owners. These lots are checked when complaints are received by neighbors. If the owner does not maintain their lot, a contractor will be hired by the POA to bush hog the lot and the owner will be billed for the work.

A motion to adjourn was made by Judy Antisell at 5:26 pm. This was seconded by Don Dyksterhouse.

Respectively submitted,

Judy Antisell