Lockwood Folly Property Owners Association
19 CLUBHOUSE DRIVE SW
SUPPLY, NORTH CAROLINA 28462

2026 SEPTEMBER DIRECTORS' REPORTS

ASC – Patrick Prevatte

CLUBHOUSE & POOL HOUSE – Stan Nessing

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.

Pool House

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.

CSC – Laura Botto

EVENTS – Ted Hansen

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.

GROUNDS & PARK – Don Dyksterhouse

Grassroots maintained common areas for mowing, mulching, and blowing. Spreading of mulch has been completed.

The vegetation pit has been cleaned and is 20% full.

The storm water management team did meet in September; 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, but not received. 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 #C2 near Snake Island and the #8 green. This project was authorized and the repair is complete.

A small hole (4" long x1/2" wide) was identified adjacent to grate inlet #G3 in the clubhouse parking lot. The repair was authorized and the repair is complete.

The septic field for 119 Genoes' Point Road was damaged during LFCC tree removal. This damage as well as damage that occurred to the septic field in 2024 has been repaired, including acceptance by Brunswick County.

The pump that supplies water from pond #24 behind #2 tee to pond #23 along Clubhouse Drive, adjacent to the pump house, is not working. Troubleshooting the cause is ongoing. A well also supplies water to pond #23 by the pump house and continues to work.

The swings behind the clubhouse were inspected and some minor structural repairs were made.

The sign in front of the clubhouse was repaired, repainted, and replaced.

A post adjacent to the speed bump on Clubhouse Drive near the tennis courts was installed to prevent vehicles from driving around the speed bump.

All streetlights on Clubhouse Drive are currently working.

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

POOL – Judy Antisell

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!

SECURITY – Mike Whitwam

STORAGE YARD, BOAT RAMP & TRASH AREA – Rich Botto

TREASURER – Mike Collins

Treasurer's Report as of September 30, 2026

Mike Collins

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)**