

# POA BOARD MINUTES

August 1, 2006

The POA board meeting was held at the Bay Tree community building on August 1, 2006 at 7:00 pm. The following board members were in attendance: Roger Wright, Bob Brediger, Charles Massey, John Hemingway and John Shaw. Others present were clerk, Tish Herrmann and property manager, Roy Dew. POA members and guests in attendance included: Steven Coles, Robert Walton, Mike Dilello, Bryon Massey, Loren and Diane Becker, George Starke and Chief Deputy Phillip Little.

President Wright called the meeting to order, welcomed everyone and gave the invocation.

The agenda was passed out and is attached as exhibit 1.

John Shaw presented the minutes for July 11, 2006. Upon motion made by Charles Wright, seconded by John Hemingway the minutes were unanimously approved.

Charles Massey gave the July 2006 financial report. Income was \$20,458. Expenses were \$7,536 with a net profit of \$12,922. Cash at month end was \$80,710. Investments total \$145,349. Upon motion made by John Shaw, seconded by Bob Brediger, the treasurer's report was unanimously approved. Report is attached as exhibit 2.

Roy Dew gave the Property Manager report which is attached as exhibit 3.

Tish Herrmann gave the clerk's report. There were no lots sold during the month. She gave the list of residents to Bob Lathan for the fire department to use to solicit new members.

## **New Business:**

Because of the damage to equipment in the recreation room, President Wright appointed Mike Dilello to survey members to see who is using the work out equipment. Roy was asked to look at putting a gate between the tennis court and fence to keep small children from getting into the canal.

The annual pig picking was discussed and upon motion made by Bob Brediger, seconded by Charles Massey it was unanimously approved to have the volunteer fire department to feed the membership at a cost of \$6.00 per plate for a total of 300 plates with members eating free and guests to pay \$6.00. Secretary Shaw will send letters to the membership inviting them to the pig picking and ask them to respond with a reservation.

Steve Jones requested the POA to allow the sales group to use the property in front of the club house to land a helicopter on Saturday, August 19, 2006. After discussion the board decided to decline the request because of the number of children in the area on Saturdays.

## **Old Business:**

Diane Becker gave a report on ATV use and safety. She introduced Chief Deputy Phillip Little who discussed the new ATV law that has age, equipment and education requirements. He also discussed a new law that comes into effect in October that will allow law enforcement officers to enforce the law on private roads. Upon motion made by John Shaw, seconded by Bob Brediger, it was unanimously approved to table this until after October.

Bob Brediger advised that the letters scheduled to be mailed to the membership about control of gate cards would not be mailed, because of work going on to determine if a new security gate would be installed. This should help with gate security.

Mr. Brediger reported that an additional 100 grass carps had been released into the canals. He stated his group would be bringing recommendation of other things that need to be done to enhance the canals.

Treasurer Charles Massey reviewed the bylaws and determined we had errors in not imposing the \$10.00 dues increase for those paying annually. Upon motion made by Charles Massey, seconded by John Hemingway it was unanimously approved to go back and bill those members.

President Wright advised the board that we had lost the Grooms case and had to pay \$4,350 in legal fees. In that light a discussion was held about getting some legal interpretation as to what our powers are and are not. Upon motion made by Bob Brediger, seconded by John Hemingway, it was unanimously approved to retain attorney John Britton to review our bylaws and restrictions.

President Wright stated upon the Board's recommendation he would not write any other letters until we have guidance from our attorney.

There being no other business the meeting was adjourned.

Respectfully Submitted,

John Shaw, Secretary

## **Exhibit 1**

Bay Tree Lakes  
POA Board Meeting  
August 1, 2006

Call to Order

Welcome

Invocation

Reading of July 11, Board Minutes

Reading of Treasurer's Report

Property Manager's Report

Clerk's Report

### **New Business**

Playground safety

Annual Pig Picking

Helicopter landing

### **Old Business**

ATV Team update

Boat lift Team update

Fish Team update

By Laws Team Update

Dues increase process review

Grooms litigation update

Dog issues

### **Adjournment**

## Exhibit 2

### Financial Report

	Jan	Feb	Mar	Apr	May	June	July	Total
<b>Income</b>								
cards	\$165	\$75	\$505	\$285	\$275	\$90	\$560	\$1,955
club rental			\$350			\$200	\$1,000	\$1,550
dues	\$27,590	\$14,738	\$2,625	\$15,360	\$3,391	\$971	\$10,718	\$75,393
Roads							\$8,040	\$8,040
misc.	<u>\$245</u>	<u>\$165</u>	<u>\$14,420</u>	<u>\$50</u>		<u>\$280</u>	<u>\$140</u>	<u>\$15,300</u>
<b>Operating Income</b>	<b>\$28,000</b>	<b>\$14,978</b>	<b>\$17,900</b>	<b>\$15,695</b>	<b>\$3,666</b>	<b>\$1,541</b>	<b>\$20,458</b>	\$102,238
<b>Total Income</b>			<b>\$17,900</b>	<b>\$15,695</b>	<b>\$3,666</b>	<b>\$1,541</b>	<b>\$20,458</b>	\$59,260
								\$0
<b>Expenses</b>								\$0
Buildings	\$596	\$496	\$464	\$446	\$793	\$631	\$299	\$3,725
Grounds		\$150	\$210	\$335	\$1,070	\$703	\$700	\$3,168
Insurance					\$750			\$750
Maintenance			\$4,784	\$2,222	\$3,670	\$5,603	\$2,375	\$18,654
Member events							\$1,000	\$1,000
Misc		\$3,683	\$100	\$52	\$52			\$3,887
Refund				\$15		\$10	\$360	\$385
Office	\$35	\$506	\$354	\$288	\$189	\$471	\$160	\$2,003
Taxes		\$421	\$596	\$270				\$1,287
Utilities	\$669	\$620	\$646	\$594	\$636	\$697	\$847	\$4,709
VFD Support								\$0
Wages & Salaries	<u>\$847</u>	<u>\$564</u>	<u>\$500</u>	<u>\$500</u>	<u>\$920</u>	<u>\$4,464</u>	<u>\$1,795</u>	\$9,590
<b>Operating Expenses</b>	<b>\$2,146</b>	<b>\$6,439</b>	<b>\$7,655</b>	<b>\$4,722</b>	<b>\$8,080</b>	<b>\$12,579</b>	<b>\$7,536</b>	\$49,157
Special projects	<u>\$4,645</u>	<u>\$206</u>	<u>\$332</u>	<u>\$1,545</u>				\$6,728
<b>Total Expenses</b>	<b>\$6,791</b>	<b>\$6,645</b>	<b>\$7,986</b>	<b>\$6,267</b>	<b>\$8,080</b>	<b>\$12,579</b>	<b>\$7,536</b>	\$55,884
<b>Operating Profit/Loss</b>	<b>\$25,854</b>	<b>\$8,539</b>	<b>\$10,246</b>	<b>\$10,973</b>	<b>(\$4,414)</b>	<b>(\$11,039)</b>	<b>\$12,922</b>	\$53,081
<b>Total Profit/Loss</b>	<b>\$21,209</b>	<b>\$8,333</b>	<b>\$9,914</b>	<b>\$9,428</b>	<b>(\$4,414)</b>	<b>(\$11,039)</b>	<b>\$12,922</b>	\$46,353
Operating Cash	\$54,484	\$62,817	\$72,731	\$82,159	\$77,745	\$6,378	\$19,300	
Reserve Cash	\$1,061	\$1,053	\$1,044	\$1,045	\$1,045	\$1,045	\$1,046	
Money Market Acct.						\$60,151	\$60,364	
Investment	\$143,029	\$143,193	\$143,024	\$145,677	\$142,877	\$142,880	\$145,349	
Total	\$198,574	\$207,062	\$216,799	\$228,881	\$221,667	\$210,454	\$226,059	

## **Exhibit 3**

### Property Managers report for 2006

- Painted 16 new gate boards
- Ice machine repaired has since stopped
- Replaced switch on boat lift
- Door to rec room repaired (needs to be replaced)
- Willie removed dirt ramp at the playground to prevent four wheelers from entering play area
- Repaired signs at the boat lift (private property and no wake)
- Painted no diving and depth signs on the pier
- Had the concrete anchors that hold the 5 mph buoys washed level with lake bed
- Reinstalled the mooring buoys that were removed from the lake, since they have been rearranged and one removed
- Replaced the belts on the exhaust fans in the cabana
- Repaired the hole in the wall in the recreation room
- Replaced boat lift weight sign
- Removed a total of five (5) broken pool sticks this month
- Contacted the Card Key representative to checkout the card reader and printer
- Added 100 grass carp to canal

#### Recommendation:

POA purchase post to install signs at the dry hydrants

Steve Jones would like for the stop sign replaced with a yield sign