

## **POA BOARD MINUTES**

### **April 3, 2007**

The POA Board meeting was held at the Bay Tree Community Building on April 3, 2007 at 7:00 pm. The following Board members were present; Roger Wright, Bob Brediger, Charles Massey, John Shaw and John Hemingway. Others present were Clerk, Tish Herrmann and Property Manager, Roy Dew. POA members in attendance included Mike Dilello and Brian Wolf.

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

The agenda was passed out and is attached as Exhibit A.

John Shaw presented the March minutes. Upon motion by John Hemingway, seconded by Bob Brediger, the March 6, 2007 minutes were unanimously approved.

Charles Massey presented the 3/31/07 financial report. Income was \$6575 and expenses were \$26,872. Profit (loss) for the month was (\$20,297). Cash and savings on hand was \$107,448. The investments account was \$158,045. Upon motion made by Bob Brediger and seconded by John Shaw the Treasurer's report was unanimously approved. The report is attached as Exhibit B.

The Property Manager's report was submitted by Roy Dew, attached as Exhibit C.

The Clubhouse; He reported that he had secured a sound system for the annual meeting and installed risers on the front steps. Grounds were cleaned, bushes trimmed and new mulch put down. Quality Sound gave a cost to improve acoustics in the club house. The cabana has been opened for the season. The trailer storage area has been surveyed and Steve is working on the lease. Maintenance weight test has been completed. Entrance gate work continues with the purchase of the generator and instillation of the windshield tags. But can not complete the installation till gate house is complete.

Tish Herrmann distributed the clerks report attached as Exhibit D. There was one new owner in March Henry and Sally Campbell lot 97. She also reported that there were 5 property owners that was delinquent.

#### **Old Business:**

President Roger Wright reviewed plans for the annual meeting and it was decided to present the trailer parking plan to the membership at the annual meeting for a vote.

Roy Dew recommended that we paint the cabana at an estimated cost of \$2400 with someone to donate \$400. Motion was made by Bob Brediger second by John Shaw to paint the cabana to match the club house. Motion carried.

President Wright appointed members of the security committee to help with the counting of votes.

It was also decided to bring the goose population issue to the full membership at the annual meeting.

**New Business:**

The Board voted to pay the property manager \$10 per hour for the extra work he is doing to get the new gate system up and running. Motion to approve was made by Charles Massey seconded by John Hemingway. Motion carried.

A motion was made by John Hemingway seconded by Bob Brediger for Roy to hire deputies as security for this summer. Motion Carried.

There being no other business a motion was made by Charles Massey seconded by John Hemingway to adjourn. Motion carried.

Respectfully Submitted,

John Shaw, Secretary

Exhibit B  
April Financial Report

	Jan	Feb	Mar	Total
<b>Income</b>				
cards	140	70	155	365
club rental	-	400	600	1000
dues	36,039	7,442	4,128	47609
Roads	13,856	3,096	1,692	18644
misc.	295	-	-	295
<b>Operating Income</b>	<b>50,330</b>	<b>11,008</b>	<b>6,575</b>	67913
<b>Expenses</b>				0
Buildings.	2,898	283	3,396	6577
Grounds	-	397	400	797
Insurance	3,438	-	-	3438
Maintenance	937	138	1,524	2599
Member events	-	-	-	0
Miscellaneous	200	491	849	1540
Refund	3,285	-	-	3285
Office	106	304	202	612
Taxes	-	294	1,242	1536
Utilities	662	725	696	2083
STD support	-	-	-	0
Wages & Salaries	1,000	1,000	1,000	3000
<b>Operating Expenses</b>	<b>12,626</b>	<b>3,632</b>	<b>9,309</b>	25567
Gate Project	2,035	678	17,563	20276
Special Projects	40	104		144
<b>Total Expenses</b>	<b>14,601</b>	<b>4,414</b>	<b>26,872</b>	45887
<b>Operating Profit/Loss</b>	<b>37,804</b>	<b>7,376</b>	<b>-2,734</b>	42446
<b>Total Profit/Loss</b>	<b>35,729</b>	<b>6,594</b>	<b>-20,297</b>	22026
<b>Operating Cash</b>	<b>59,066</b>	<b>35,660</b>	<b>15,363</b>	
<b>Money Market Acct.</b>	61,572	91,797	92,085	
<b>Investment</b>	159,047	156,128	158,045	
<b>Total</b>	279,685	283,585	265,493	

## Exhibit C

### Property Managers Report for April 2007

- Repaired card reader for the entrance gate
- Replaced the under ground wire to the exit gate
- Purchased grill for the play ground area
- Cabana has been painted
- Replaced shower handles in cabana
- Carried coping machine to Bladen Office supply for repairs. Parts are on back order.
- Contacted the USDA wildlife about the geese problem (see attachment )
- Some beaver have been removed from the canals by the USDA Wildlife rep.

#### **Gate Entrance:**

- Started installing the wood fence for the generator
- Gate house work has started, projected completion date is June 1st.
- Have had a sign made (tags need to be installed by the 26<sup>th</sup> of May)
- Have about 90% of Bay Tree resident tags installed
- Total property owners is about 50% the other 50% will have to be mailed (150 cards)
- Have had some complaints on tags (3)
- Have asked the security team to review the gate entrance policy. This needs to be completed by the end of the month when deputies start work at the gate.

#### **Recommendations:**

- Replace the ceiling in the breezeway at the cabana. The existing ceiling is regular dry wall that has been textured and is peeling off. The estimated cost to replace with Hardee board is about \$950.00 and should never have to be replaced.

**Exhibit D**  
**Clerk's Report**

**May 1, 2007**

From the Clerk

**Lot reported sold April 2007**

<b><u>Purchaser</u></b>	<b><u>Home</u></b>	<b><u>Lot</u></b>	<b><u>Seller</u></b>
Carlton & Eva Beaty	Fayetteville, NC	162	East Bladen Land Co
Matthew & Angela Smith	Harrells, NC	424	Mark McMichaels
Matthew & Angela Smith	Harrells, NC	425	Mark McMichaels
E d w a r d W e l l s	Clinton, NC	22	John Houghtling
Edward Wells	Clinton, NC	20	John Masters

**New Residents:**

Carl and Ann Allen  
287 Spring Branch Drive

Steve Kuepker 12  
Hawk Drive

**Dues**

None of the five recipients of delinquent letters sent April 1<sup>st</sup> have responded. The sterner second letter will be sent out tomorrow, May 2nd.

**Annual meeting report:**

67 voting members present for 81 votes

102 proxy votes