

# POA Board Meeting

## May 13, 2008

Welcome-----John Shaw  
Invocation-----Charles Massey

### Consent Agenda Items & Discussion

Minutes April 8, 2008

Treasurer's Report

Property Manager's Report

Clerk's Report

### Old Business

1. Road Project-----Dennis Ford
2. Loan Proposals-----John Shaw
3. Financial Update Transfer-----John Shaw

### New Business:

1. Geese control-----John Shaw
2. Web Page-----George Starke
3. Member Request-----Board
4. Committees-----Board
  - Election Procedures
  - Special Events
  - Architectural Committee

### Executive Session:

### Adjourn:

## Monthly Board of Directors Meeting

The Bay Tree Lakes Property Owners Association Board of Directors monthly meeting was held at the Bay Tree Lakes Clubhouse on Tuesday, May 13, 2008 at 7:00 pm. The following Board Members were present: John Shaw, Charles Massey, Charles Atkinson, Dennis Ford, and Roy Dew. Others present were Tish Herrmann, POA Clerk and POA Members: George Starke, Lynn Cribbs, Dotty Long, Roger Wright, and Terry Packer.

President John Shaw called the meeting to order at 7:03 pm at which time everyone was welcomed to the meeting. President Shaw expressed his appreciation for everyone's attendance.

At President Shaw's request Charles Massey gave the invocation.

President Shaw distributed the meeting agenda to all present. (Attached marked Exhibit A)

### **Approval of April 2008 Meeting Minutes** (Attached market Exhibit B)

Last year's Secretary Charles Atkinson presented the minutes for the prior month's meeting. The Secretary's report will be presented from this month on by Dennis Ford.

### **Approval of Financial Report** (Attached marked Exhibit C)

Charles Atkinson presented the prior month's financial report. Charles advised the Board that he added a couple of categories to the monthly report to assist with record keeping. He added a category for Legal and Professional Services and a category for Key Deposits for Trailer Storage.

### **Property Manager's Report** (Attached marked Exhibit D)

At Large Board Member and Property Manager Roy Dew presented the monthly report.

### **Clerk's Report** (Attached marked Exhibit E)

POA Clerk Tish Herrmann presented the monthly report to the Board.

In order to expedite the Board meetings, members reviewed all reports prior to the meeting. President Shaw asked for any comments or questions regarding any of the reports, there being none, a motion was made by Charles Atkinson and seconded by Charles Massey to approve all reports as presented. The motion was unanimously approved.

## **OLD BUSINESS**

### **A. Loan Proposals:**

President Shaw advises that he received three proposals for loans and that First Citizens Bank offered the lowest interest rate for our project. The interest rate will be 5.80% on a 10 year mortgage.

### **B. Financial Update Transfer:**

President Shaw advises the computer data transfer from the old system to the new system has hit a snag and looks like it can't be converted to our existing system without extreme costs. Mr. Atkinson stated this had taken entirely too long and that he would work with Tish Herrmann on entering the data and report back to the Board in June.

## **NEW BUSINESS**

### **A. Geese Control:**

President Shaw advised that Carey Horrell assisted the community in addling and was successful. Mr. Shaw advised that we got started late and that we did have some new geese but not the same numbers we have experienced in the past. Mr. Shaw indicated that he would get the information from Mr. Horrell on the number of nests addled and make the appropriate report to the USDA Wildlife internet site.

### **B. Web Page:**

George Starke advised that he did not have any new information to share. Charles Atkinson asked George to update the site on the new Board member positions that changed after the Annual Board Meeting. George requested that Charles Atkinson forward the email with the information to him and he would make the change to the site.

### **C. Member Requests:**

Dotty Long voiced concern regarding the rules for driveways being placed near the property line. Roger Wright advised that he is on the Architectural Committee and that there is no rule prohibiting the placement of driveways but understood Dotty Long's concern. President Shaw advised that he would ask the Architectural Committee to review the restrictions later in the meeting.

Lynn Cribbs requested another gate card. She advised that her mother and her mother in law both needed access to the property and with only one card this was presenting a problem of access. President Shaw advised we would review the request with the Security Committee since the established rules did not allow for issuance of a second card.

## **D. Committees:**

### **a. Election Procedures**

The Board wants to start a nominating committee and asked members of the Board to bring back six names of possible members. Charles Atkinson and Charles Massey were requested by President Shaw to talk to prospected members about their willingness to serve on the committee.

### **b. Special Events**

The 2008 July 4<sup>th</sup> Celebration was discussed. The event went very well last year and the following persons will again be asked to assist with the festivities.

Lennox Harrelson– Cook for the event

Hector Reyes – Asked to organize a fishing rodeo for children

Chris Pack – Fireworks

Bob and Phyllis Latham – Children and others parade

Charles Atkinson – Flotilla

The same amount spent in 2007 was authorized for the 2008 celebration. A total of \$1500.00 is allocated for the celebration.

### **c. Architectural Committee**

John Shaw talked about the members of the present committee coming up with rules that can be enforced. The committee is made up of two members appointed by the Board and one member appointed by Steve Jones. We need standardized rules with a goal to bring back a recommendation to the next Annual Homeowners meeting to add additional restrictive covenants and by-laws so the new rules can be enforced.

## **E. Community Clean Up:**

John Shaw asked Terry Packer to help set up a community clean up day to clean the canals and roadways of litter. Terry advised he would get back to the Board with a recommended date.

## **Executive Session:**

All Property Owner Association Members were dismissed and the board went into Executive Session at 8:00 pm. This session was held to discuss private matters, which could result in future potential legal actions by the board. The Executive Session adjourned at 8:42 pm by unanimous consent of all members and the board continued it's meeting at the end of the executive session.

## **Board Meeting Resumes:**

### **A. Road Project:**

Dennis Ford advised that the contracts were being worked on by Mr. Wells and by Barnhill Construction in an effort to clear up some of the items listed/not listed on the contracts. John Shaw and Roger Wright recently met with Mr. Wells to discuss adding additional detail to the proposal. The Board agreed that President Shaw will sign the final agreements with both Mr. Wells and Bamhill Construction contingent on the Corporation presenting the agreed upon cash and deed to the Trailer Storage Lot. A date of May 21, 2008 will be provided to the Corporation as the date the previously mentioned items need to be delivered. Bamhill Construction advised that the costs to pave the roads would go up after June 30, 2008 if the paving was not completed by that time. A motion was made by Charles Atkinson and seconded by Roy Dew that Roger Wright will act as the Board representative of the paving project with Roy Dew and Charles Massey assisting him in the day to day oversight. The motion was unanimously approved.

### **B. Boat Lift:**

Roy Dew indicated that the boat lift would not go far enough down in the lake to allow boats to drift off the cradle. Roy received an estimate of \$800.00 to fix the lift so the cradle would lower more on the lake side than the canal side in an effort to correct this issue. The money for these repairs is in the budget so no vote was needed on authorizing the repairs.

### **C. Special Projects:**

Dennis Ford advised that the Board approved golf area that was near implementation should be revisited in light of our financial commitments to the paving project. Charles Atkinson also suggested that we revisit the purchasing of new tables for the Club House, replacing the sliding glass door at the Club House, and replacing the posts at the Club House. A motion was made by Charles Atkinson and seconded by Dennis Ford to move these items to the 2009 Capital Improvements Budget. The motion was unanimously approved.

### **D. Grass Cutting:**

Roy Dew advised the he rode the property and located approximately 90 lots that needed mowing. John Shaw instructed Roy to work with Tish Herrmann on sending letters to the homeowners.

**E. Gate Access:**

Roy Dew advised that he received a request from Lynwood Wooten for three additional gate cards for his property. Roy also advised that he received a request from Robert Swinson for a gate code. Mr. Swinson wants to use this code to give to his realtor that is selling his property. The Board also discussed the previous request made by the Cribbs family. The Board considered the requests and discussed the issue with the Security Committee. Charles Atkinson made a motion to deny all three requests since the present regulations seem to be working. Charles indicated that if we start allowing exceptions the other property owners will want to same benefit and we will be in the same situation we were in before the new gate system was installed. The motion was seconded by Charles Massey. The motion was unanimously approved to deny additional gate cards and gate access codes.

**F. Member Requests:**

The Board received an email from Mickey Hicks regarding the monthly paving amount paid be each homeowner owning a lot. Mr. Hicks approached Dennis Ford at the conclusion of the vote at the Annual Homeowners Meeting asking why he had to pay the monthly paving fee on a lot he owned in the new section that was recently paved by the Corporation. He indicated that he already paid the monthly paving fee on a lot in the old section and did not feel he should have to pay this fee in the new section. Dennis Ford advised him that he presented a question that needed discussion and to advise the entire Board of his concern. The Board discussed the requests and decided that the paving project was discussed in the Annual Meeting and all projections were made with every lot owner participating in the financial plan. The roads are also for everyone to use coming into the community and when leaving the community. Charles Atkinson made a motion to deny the requests for a refund by Mr. Hicks and was seconded by Roy Dew. The motion was unanimously approved.

**G. Donation:**

Dennis and Stephanie Ford donated a small refrigerator to the gate house for use by Roy Dew and the security guards that work during the weekends. Roy Dew accepted the donation on behalf of the Bay Tree Lakes Property Owners Association.

With there being no other business, a motion was made by Charles Atkinson and seconded by Dennis Ford to adjourn. Motion unanimously passed. Meeting adjourned at 9:05 pm.

Respectfully submitted,

Dennis C. Ford  
Secretary  
Bay Tree Lakes POA