



Bay Tree Lakes

Property Owners Association

Monthly Board of Directors Meeting June 8, 2010

The Bay Tree Lakes Property Owner's Association, Inc Board of Directors monthly meeting was held at the Club House on Tuesday June 8, 2010. The following Board Members were present: Charles Atkinson, Clark Wooten, Clark Valentiner, Junior Rideout, and Dennis Ford. Others present were Tish Herrmann (POA Clerk) and Roy Dew (Property Manager). The following POA members were also present: Hank Howell, George Starke, Charles Massey, Alfred Tyndall, Michael Dilello, and Jim Smith.

President Charles Atkinson called the meeting to order at 7:00 pm at which time everyone was welcomed to the meeting. President Atkinson expressed his appreciation for everyone's attendance.

Dennis Ford gave the invocation.

President Atkinson distributed the agenda. (Attached as Exhibit A)

Approval of May, 2010 minutes (Attached as Exhibit B)

Dennis Ford presented the minutes. There was one correction to the minutes.

Approval of Financial Report (Attached as Exhibit C)

Clark Valentiner presented the April financial report. There were no corrections or questions regarding the report.

Property Manager's Report (Attached as Exhibit D)

Roy Dew presented his report with no corrections or questions.

Clerks Report (Attached as Exhibit E)

Clerk Herrmann presented the monthly report.

Approval of Consent Items

In order to expedite the meeting, members reviewed all reports prior to the meeting. President Atkinson asked for any comments or questions regarding any of the reports. There being no other comments a motion was made by Clark Valentiner and seconded by Clark Wooten to approve the reports as presented. The motion was unanimously approved.

POA Member's Concerns

New Business:

Beaver Concerns:

President Atkinson asked Roy Dew to evaluate a member concern regarding beavers in the canal near the Kohl's property.

Proposed Boat Show:

James Warren appeared before the Board and property owners to talk about a possible boat show that the Corporation was considering for the Bay Tree Lakes Community. Mr. Warren indicated that the goal of the show was to get folks to buy property and to attract buyers from outside Bladen County. Additionally the focus would be on prospective buyers that currently live about two hours from Bay Tree Lakes. Mr. Warren indicated that the Corporation has focused on their web presence recently and have had an 1800% increase at the site. The first step in learning about the Bay Tree Community is through the site and this eventually would get people to come look.

The Corporation wanted to propose a boat show with possibly Chatlee Marina putting on the show for a day this summer. Chatlee would do the mailing to their customers advertising the event and would set up the boats in some of the empty corporation lots at Bay Tree. They also would like the use of the main pier to allow prospective buyers of boats to get on the boats for testing purposes, use of the boat launch, and use of the rest room facilities. The Corporation would handle all of the clean up associated with this event. The purpose of the event would be to attract serious adults that could purchase property at Bay Tree Lake.

The board asked Mr. Warren to put his proposed plan in writing and to submit it to the board for consideration. He was advised to include some information on insuring the event to protect existing property owners, to firm up a date for the event, and that the board would consider the request once that the plan was received and reviewed.

Lake and Canal Issues:

BTL Water Committee Report:

Clark Wooten discussed the water issues at Bay Tree Lakes including canal, lake, and Horsepen Lake levels. He indicated that the Board is working toward understanding all of the bodies of water in our community and how they may all be related or not.

George Starke talked about the graphs that he supplied to the Board that contains the Bay Tree Lake data and Horsepen Lake data.

Policies:

Architectural Committee:

George Starke indicated that Steven Jones was supposed to get back up with him in the coming week to discuss the draft further.

Bulletin Board:

Charles Atkinson indicated that he was trying to find the old policy on posting items on the bulletin board and was not successful.

Baptism in Bay Tree Lake:

Clark Valentiner had a request for members of a church to be baptized in the lake because most of the streams in the area were high and had swift moving water. Clark Valentiner made a motion that the board approve the use of the beach for this ceremony and was seconded by Charles Atkinson. Motion carried.

Building and Grounds Issue:

Dennis Ford made a motion that the Board move forward with the renovation of the recreation room construction. The pool table would be removed and work on the ceiling and windows/doors could be scheduled to begin with the next few days with a projected finish time of about 1 month. The recommendation was to approve \$5,637 toward the project. The amount noted includes a 10% contingency fund. After the recreation room construction is complete the board will then address the issue of purchasing new equipment for the room. Clark Valentiner seconded the motion. Motion carried.

Security Issue:

Roy Dew indicated that more damage was recently done to the recreation room as someone poked holes in the ceiling with pool cues. Roy was able to identify some of the participants that were less than 16 years old and were in the recreation room unsupervised. Roy talked with one of the parents so far. The board discussed implementing new policies once the new recreation room was completed. Mike Delillo was asked to help develop these new policies on use of the room and Dennis Ford volunteered to assist him in developing the policy.

Property Manager Position:

No new information to share.

Weed Control in Canals:

Roy Dew indicated that he had been approached by homeowners on Spring Branch Drive regarding floating weeds in the canals. The group of residents were requesting funding so that they could make a device that would be used to gather all of the weeds in one place instead of having the weeds all of the way up and down the canals. The board approved \$200.00 for the project and the labor to build and use the device would be the responsibility of the requesting property owners. Clark Wooten made the motion and it was seconded by Clark Valentiner. Motion carried.

Horsepen Lift:

Roy Dew indicated that the lift on Horsepen Lake was still broken. Mr. Brooks told Roy that the lift was not fixed and that it was low on the Corporation's priority list. The board

agreed to send a letter to the Corporation advising them that the board would be willing to evaluate the lift for repair but would not do any repairs until the lift was the property of the property owners.

Executive Session:

There being no other business to come before the board, an executive session of the board of directors was held at 8:36 PM._

Adjourn:

With there being no other business, at 8:45 PM a motion was made by Clark Wooten to adjourn seconded by Charles Atkinson. The motion carried.

Respectfully submitted,
Dennis Ford
Secretary
Bay Tree POA

Exhibit A
BAY TREE LAKES
PROPERTY OWNERS ASSOICATION
BOARD OF DIRECTORS MEETING
TUESDAY, June 8, 2010

Call to Order and Welcome

Charles Atkinson
Dennis Ford

Invocation

Presentation of Consent Agenda Items:

- Prior meeting's minutes (May 11, 2010)
- Treasurer's Report (Month of May 2010)
- Property Manager's Report (May)
- Clerk's Report (May)

Dennis Ford
Clark Valentiner
Roy Dew
Tish Herrmann

POA Member's Concerns:

Beaver in canal system

Mr. Kohl
James Warren

Other Business Proposed Boat Show 10 Minute Presentation

Business

1. Lake and Canal Issues

- Report on status of BTL Water Issues (Committee Report)
- Report on lake level and canal level data collection

Clark Wooten
Roy Dew

2. Policies

- a. Architectural Committee Review (Committee Report)
- b. Policy regarding posting on bulletin board
- c. Baptism in Lake

George Starke
Clark Valentiner
Clark Valentiner

3. Buildings and Grounds Issues

- d. Recreation Room Renovation Plan Approval
- e. Motion to make remove pool table, foosball table
and begin rec room renovations

Roy Dew
Roy Dew
Dennis Ford

4. Security Issues

- f. Report from Security Committee

Dennis Ford

5. Property Manager

Discussion regarding hiring an assistant property manager

Clark Wooten

Executive Session: Immediately following board meeting to discuss personnel issues and potential legal issues.

Adjournment

Exhibit C
 Bay Tree Lakes
 Property Owners Association
 Profit Loss
 May 2010

	Total
Income	
Non-Profit Income	
Club Card	20.00
Dues	9,504.59
Roads	3,636.00
Total Non-Profit Income	<u>13,160.59</u>
Total Income	<u>\$13,160.59</u>
Expenses	
Building cleaning	935.00
Cost of Labor	
Cost of Labor	
Clerk	500.00
Prop Mgr Mileage	565.40
Property Manager	1,287.50
Total Cost of Labor	<u>2,352.90</u>
Total Cost of Labor	<u>2,352.90</u>
Funds transfer	5,230.00
Gate	1,241.43
Grounds	
Mowing & cleaning	2,651.00
Total Grounds	<u>2,651.00</u>
Insurance	750.00
Office Expenses	
Bank Charges	39.65
Internet	71.57
Postage	154.00
Telephone	149.35
Total Office Expenses	<u>414.57</u>
Repair & Maintenance	
Cabana	145.00
Pest Control	500.00
Total Repair & Maintenance	<u>645.00</u>
Trailer storage facility	78.00
Utilities	
Electricity	398.06
Water/Sewer	116.18
Total Utilities	<u>514.24</u>
Total Expenses	<u>\$14,812.14</u>
Net Operating Income	\$-1,651.55
Other Expenses	
Miscellaneous	13,520.50
Total Other Expenses	<u>\$13,520.50</u>
Net Other Income	<u>\$-13,520.50</u>
Net Income	<u><u>\$-15,172.05</u></u>

Exhibit D
Property Managers Report for May 2010

Cabana:

- Replaced lavatory faucets in the ladies restroom

Lot mowing :

- Completed the lot mowing survey for May

Boat lift:

- Electrical control cable replaced

Bulletin Board:

- The old board has been removed

Keys issued to :

Sally Valentiner
Hilda Ingram
Mary Hardee
Roy Dew

Geese Control:

- 19 eggs addled. No little goslings have been seen this season.

Exhibit E
From the Clerk
June 8, 2010

Dues:

Outstanding Balance April 30, 2010: \$35,280.82

Credit Balance April 30, 2010: \$4,814.12

No lots reported sold in May