

Bay Tree Lakes

Property Owners Association

Monthly Board of Directors Meeting April 10, 2012

The Bay Tree Lakes Property Owner's Association, Inc Board of Directors monthly meeting was held at the clubhouse on Tuesday April 10, 2012. The following Board Members were present: Clark Wooten, Clark Valentiner, Junior Rideout, Brenda Cherry and George Starke. Others present were Tish Herrmann (POA Clerk), Roy Dew (Assistant Property Manager), and Carl Cain (Property Manager). The following POA members were also present: Hank Howell, Allen Wells, and Mike Smith.

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

Clark Valentiner gave the invocation.

Secretary Starke distributed the agenda. (Attached as Exhibit A)

Approval of Previous Months minutes:

Approval of Financial Report: (Attached as Exhibit C)

Treasurer Valentiner reported the following:

We currently have \$62,807.89 in our Checking accounts and \$55,499.14 in our Money Market account for a total of \$118,307.03. Our road loan principal stands at \$105,576.85.

Approval of Property Manager's Report: (Attached as Exhibit D)

Carl Cain reported remaining pieces of exercise equipment will be installed Friday, April 13, 2012.

Approval of Clerks Report: (Attached as Exhibit E)

Motion to approve all reports seconded and unanimously approved with no corrections.

Business & Issues:

1. Otter Control:

Carl Cain read a report received from Research Biologist Thomas M. Padgett (see attachment F). As a result of this report, a motion was made, seconded, and unanimously approved to take no further action at this time.

2. Road Question:

Received a request from Mr. Curt Hardee for time at the annual meeting to ask questions he had concerning the roads. Subsequently, Mr. Hardee informed the Board he would be unable to attend the meeting. The Board agreed to inform Mr. Hardee that he could submit a list of questions to the Board for answers.

Committee Reports:

Architectural Committee: Alfred Tyndall

Nothing new to report

Certificate of Occupancy: Mike Smith

Nothing new to report

Fireworks Fourth of July Committee: Chris Pack

Nothing new to report

Playground Committee: Tonya Todd

Nothing new to report

Safety Committee: Brian Wolf

Nothing new to report

Swimming Pool Committee: Sonya Smith

Nothing new to report

Water Committee: Charles Atkinson

Nothing new to report

POA Member Comments & Concerns:

1. Mike Smith requested time at the Annual Meeting to discuss Bay Tree Lake water levels.

There being no additional business, the regular meeting was adjourned at approximately 7:30pm.

Respectfully submitted,
George Starke
Secretary
POA Board of Directors

Exhibit A
Bay Tree Lakes Property Owners Association
Board of Directors Meeting

Agenda
Tuesday, April 10, 2012

- | | |
|---|------------------|
| Call to Order and Welcome Members & Guests | Clark Wooten |
| Invocation | Clark Valentiner |
| Presentation of Consent Agenda Items: | |
| 1. Approval of Prior Meeting Minutes (March 2012) | George Starke |
| 2. Approval of Prior Month's Financial Report (March 2012) | Clark Valentiner |
| 3. Property Manager's Report (March 2012) | Carl Cain |
| 4. POA Clerk's Report (March 2012) | Tish Herrmann |

POA Member Comments & Concerns:

Business:

Committee Reports & Issues

- | | |
|------------------------------|-----------|
| 1. Wildlife Biologist Report | Carl Cain |
|------------------------------|-----------|

Executive Session may be held immediately following monthly board meeting.

Exhibit C
Bay Tree Lakes Property Owners Association
Profit & Loss
March 2012

	<u>Total</u>
Income	
Non-Profit Income	
Club Card	10.00
Dues	3,218.15
Gate Access	165.00
Rental	200.00
Roads	1,299.00
Total Non-Profit Income	<u>4,892.15</u>
Total Income	\$4,892.15
Expenses	
Building fire protection	75.00
Cost of Labor	
Cost of Labor	
Clerk	500.00
Prop Mgr Mileage	268.40
Property Manager	1,794.41
Total Cost of Labor	<u>2,562.81</u>
Total Cost of Labor	2,562.81
Funds transfer	
Interest Paid	506.46
Principal Paid	4,723.54
Total Funds transfer	<u>5,230.00</u>
Gate	1,058.20
Grounds	
Mowing & cleaning	<u>265.00</u>
Total Grounds	265.00
Office Expenses	
Bank Charges	16.95
Internet	71.79
Postage	321.98
Quick Books Online	24.95
Stationery & Printing	92.87
Telephone	150.97
Web site	<u>60.00</u>
Total Office Expenses	739.51
Repair & Maintenance	
Cabana	9,906.00
Clubhouse	728.56

Pest Control	8.89
Total Repair & Maintenance	10,643.45
Road Repair & Maintenance	144.11
Taxes & Licenses	120.00
Trailer storage facility	86.32
Utilities	
Electricity	594.97
Water/Sewer	112.00
Total Utilities	706.97
Total Expenses	\$21,631.37
Net Operating Income	<u>\$ -16,739.22</u>
Net Income	<u>\$-16,739.22</u>

Exhibit D

Property Managers Report —March 2012

Completed tasks since last Board Meeting

Post and rail fence to Generator pad completed. Recommend azaleas be planted to soften the fence and match the existing fence line.

Met with Mr. Thomas Padgett, Wildlife Biologist NC Wildlife Resources Commission. We toured the canal system and walked several areas of sightings and reported damage. His findings are attached via Email received. (attachment #1)

FYI...

Remaining 3 pieces of exercise equipment ordered, on April 4, it was delivered to the vendor (US Fitness) damaged, shipment was refused. As of today no information is available of a new ship date, the vendor is applying pressure to quick ship.

The current vendor providing housekeeping services (Hector Reyes) for the POA properties has relocated. A temporary person will be providing these services until a request for proposals is developed and bids received.

Cabana has been opened for use.

Exhibit E

Clerk's Report

April 10, 2012

March 31, 2012 Outstanding Dues: \$25,781.24

March 31, 2012 Credit Balance: \$6,557.89

Billing April 1, 2012

436.5 lots	\$54,999.00
Interest	750.57
Outstanding	<u>25,781.24</u>
Total	\$81,530.81

No Lots Reported Sold March 2012

The POA has received twenty two proxies naming the POA Board and thirteen proxies naming an individual.

Exhibit F

Subject: Fwd: Otters

Date: Tuesday, March 27, 2012 10:00 PM

Carl,

Enjoyed the tour of Bay Tree Lakes the other day. In regard to the residents and their concerns of observing Otters in the canals, I do not believe that they are a major problem at this time. Although many believe that Otters can decimate fish populations, this rarely occurs in natural waters. Lack of productivity, good cover for fish, poor water quality, all can have an impact on fish populations far beyond what Otters can do. Otters are opportunists, and consume a wide variety of food items as well as fish. They usually feed on 4-6 inch slow moving fish, such as carp, minnows, suckers, and bullheads. They will also consume mussels, crayfish, frogs, aquatic insects, juvenile or injured birds, bird eggs, even small mammals such as muskrats, juvenile beavers, and other rodents.

Unless animals are causing some type of financial damage or economic loss, are considered a health or safety concern, we do not authorize the taking of wildlife. Otters are classified as a furbearer in North Carolina, and may be taken during the normal trapping season by licensed trappers. Trapping season for otters closed February 29.

If you wish to discuss this further, please do not hesitate to contact me.

Sincerely,

Thomas M. Padgett
District 4 Wildlife Biologist
NC Wildlife Resources Commission
662 Baldwin Elkins Rd.
Clarkton, NC 28433

910 645-4115