



Bay Tree Lakes

Property Owners Association

Monthly Board of Directors Meeting May 11, 2010

The Bay Tree Property Owner's Association, Inc Board of Directors monthly meeting was held at the Club House on Tuesday May 11, 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: Charles Baxley, Gary Briggs, Rosella Custer, Blaine Custer, Danny Lytch, Robert Walton, Jim Smith, John Shaw, Tonia Shaw, Mark Polk, Dawn Polk, George Starke, Michael Smith, Betty Smith, Hank Howell, Charles Ingram, Hilda Ingram, Chris Pack, Robby Jernigan, Alfred Tyndall, Brian Wolf, Terry Packer, Colette Cashwell, Tanya Todd, and Allen Wells. Other POA members may have also been present but did not sign the sign up sheet so they are not recognized in the minutes.

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.

Roy Dew gave the invocation.

President Atkinson distributed the agenda. (Attached as Exhibit A) President Atkinson also passed around a sign up sheet for anyone wishing to speak at the meeting in order to organize the large group of property owners.

Approval of March 9, 2010 minutes (Attached as Exhibit B)

Dennis Ford presented the minutes. There were no corrections in the minutes and a few corrections were made to the email and telephone sheet that was developed for the board members so that they could communicate. Dennis Ford will make those changes and distribute the list to board members and to George Starke for posting to the community web site.

Approval of Financial Report (Attached as Exhibit C)

Clark Valentiner presented the January 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 at the time but he had further information to share later in the meeting regarding the exercise room. President Atkinson commended Roy Dew for following up on an email from a property owner that reported a possible hazard on the playground. The property owner was complimentary of the quick response of the board and Roy Dew in correcting the issue.

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 asks for any comments or questions regarding any of the reports. There being no other comments a motion was made by Clark Wooten and seconded by Clark Valentiner to approve the reports as presented. The motion was unanimously approved.

POA Member's Concerns

New Business:

Lake and Canal Issues:

John Shaw delivered a flyer to some property owners in the community prior to the monthly board meeting that said the following:

IMPORTANT POA BOARD MEETING
TUESDAY NIGHT 7:00 PM
BAY TREE CLUB HOUSE

ISSUES THAT YOU SHOULD BE CONCERNED ABOUT

1. LAKE IS DOWN 5 TO 5 ½ INCHES IN THE LAST 45 DAYS
2. THE CORPORATION PLANS TO JOIN OLD CANALS TO NEW CANALS BY MEMORIAL DAY. NO ENGINEERING HAS BEEN DONE TO DETERMINE HOW MUCH OLD CANALS WILL DROP. WILL YOU BE ABLE TO GET YOUR BOAT IN THE WATER? WILL ANYONE BE ABLE TO USE THE BIG PIPE NEAR CLUB HOUSE?
3. ROAD AT LOWER END OF BAY TREE DRIVE IS BREAKING DOWN. WHY OR WHO IS CAUSING IT. THESE ARE ROADS WE ARE PAYING FOR.
4. WE NEED ANSWERS BEFORE IT IS TOO LATE.

YOU NEED TO PLAN TO ATTEND THIS MEETING; YOU CAN NOT LEAVE THESE ISSUES UP TO OTHERS. BE THERE AND EXPRESS YOUR CONCERNS NO ONE CAN SPEAK FOR YOU.

John Shaw, Tonia Shaw, Angela Smith, Chris Pack, Mike Smith, Charles Ingram, Hank Howell, and Alfred Tyndall signed up to speak regarding the lake and canal water levels. Hank Howell, Chris Pack, and Alfred Tyndall decided not to speak when they were given the opportunity. John Shaw wanted to know “what the board had done as a POA to ensure our old canals will not be impacted by the new canals”. During the meeting Angela Smith wanted to know “has the board hired a hydrologist or an engineer yet”. All property owners that spoke were concerned about water levels in the canals, lake, and other property in the Bay Tree Community. The property owners were passionate about the water issues with the lake and canals and vocally expressed their views in many ways. The board advised the property owners that we have continued to work toward a common goal and that this very information was discussed in the annual meeting the previous month. The board advised that we will continue to work on water issues and will not hire hydrologists and engineers until directed to do so by the professionals that we are working with. The board promised to continue working on a solution but that it takes time and is a slow and methodical task that must be done right the first time.

Note: At the conclusion of the first part of the meeting Dennis Ford excused himself to go back to Raleigh to attend to a sick family member. Clark Valentiner took notes for the minutes for the remainder of the meeting.

Policies:

President Atkinson will draft a policy to update the current Bulletin Board policy. He will send the draft out to the board for our review and comments.

President Atkinson also suggested that we post all of our policies on the community web site. A motion was made by Clark Valentiner and seconded by Junior Rideout. Motion carried and approved.

Building and Grounds Issues:

Roy Dew will check on the low shoulders of the road, the pipe and Horsepen lift area looking for erosion that we may need to apply sod to in an effort to stop further damage.

Roy Dew advised that the exercise room has 3 bids and a new floor plan for the board to look at regarding the needed improvements.

The board has mailed 150 letters to property owners advising that their grass needs to be cut in order to comply with the monthly mowing policy adopted by the board.

Other Reports:

The 4th of July festivities will take place on Saturday July 3rd since July 4th falls on a Sunday. The board will request George Starke to post the 4th of July Celebration on the web site.

The Architectural Review Committee will continue to work with the corporation to finalize the Architectural policies.

Executive Session:

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

Adjourn:

With there being no other business, motion was made by Clark Wooten to adjourn seconded by Charles Atkinson. The motion carried.

Respectfully submitted,
Dennis Ford
Secretary
Bay Tree POA

Bay Tree Lakes Property Owners Association
Profit & Loss
April 2010
Exhibit C

	Total
Income	
Non-Profit Income	
Club Card	15.00
Dues	20,339.16
Gate Access	120.00
Roads	7,956.00
Total Non-Profit Income	28,430.16
Total Income	\$28,430.16
Expenses	
Building cleaning	450.00
Building cleaning supplies	550.14
Cost of Labor	
Cost of Labor	
Clerk	500.00
Prop Mgr Mileage	402.60
Property Manager	962.50
Total Cost of Labor	1,865.10
Total Cost of Labor	1,865.10
Funds transfer	5,230.00
Gate	17.24
Grounds	
Mowing & cleaning	300.00
Trash removal	125.00
Total Grounds	425.00
Member Event	153.50
Office Expenses	
Bank Charges	8.95

Internet	71.57
Postage	25.94
Quick Books Online	24.95
Telephone	146.47
Web site	89.90
Total Office Expenses	367.78
Repair & Maintenance	
Boat Lift	587.60
Cabana	11.61
Clubhouse	811.73
Pest Control	98.30
Playground	5,450.00
Taxes & Licenses	120.00
Trailer storage facility	78.00
Utilities	
Electricity	422.04
Water/Sewer	111.76
Total Utilities	533.80
Total Expenses	\$16,749.80
Net Operating Income	\$11,680.36
Net Income	\$11,680.36

Property Managers Report for April 2010 Exhibit D

Clubhouse:

1. Floors cleaned and polished
2. Treadmill, Weight gym set, recumbent bike is repaired and returned to the clubhouse.

Tennis court

1. Repaired and resurfaced

Playground:

1. Replaced the broken spring board with new one

Geese:

1. Egg addling has been going on during the month of April, so far there has been 16 eggs added, the nest were located on the islands at horsepen.

Trailer Storage:

1. Relocating items from gate house and clubhouse to new storage building. Storage racks are needed to utilize the building and to keep it neat and orderly.

Gate:

1. Had to replace the controller on the exit gate
2. Ordered 50 each Tags and cards.

Bulletin board:

1. The new bulletin board has been installed. The POA Board needs to update the existing rules and policy.

Lot Mowing:

1. Completed 4/30/10 the lot cleaning survey according to the new policy gave list (150) to Tish for letters to be sent to the property owners.

Boat Lift:

1. The lift has been PM and inspected. A new control cable was ordered and is to be installed when it is delivered.

Clerk's Report

Exhibit E

May 11, 2010

Dues:

Outstanding Balance April 30, 2010: \$41,407.52

Credit Balance April 30, 2010: \$4,685.81

Lots reported sold in April

Buyer	Home	Lot No.	Seller
William Augustine	Hammonton, NJ	515	Scott Cameron
Lonnie Glaspie,	Clinton, NC	57	Joe Geisen (foreclosure)
Joe Watson	Fayetteville, NC	117	East Bladen Land Company

Letters for 150 lots that needed maintenance were sent.