

LLE #3
Quarterly Meeting
August 17, 2019
Minutes

President Tena Oates called the meeting to order at 10:00 am.

- Minutes from the April 27, 2019 quarterly meeting were presented for approval. Kathy Dyer asked to amend the minutes to state that the issue of installing WIFI at the Pavilion was struck down and not still open for discussion. The minutes will be so amended. Marilee Westmoreland moved to accept the minutes as amended and Kathy Dyer seconded. The motion passed.

STANDING REPORTS

Finance – Diana Wilson was not present, so Tena Oates presented the quarterly financial report for the period April 1, 2019 – July 31, 2019:

- Current savings (CDs): \$22,696.87
- Current First State Bank account balance: \$35,597.93

-Deposits = \$9209.50	
2019 Membership Dues/Maintenance Fees	\$ 1146.50
July 4 th Fundraiser (see below)	\$ 7963.00
Donations (including Pavilion Donations)	\$ 100.00

-Disbursements = \$4130.31	
LLWS&SSC - Water	\$ 201.00
SHECO – Pavilion/Street Lights	\$ 956.38
Toole’s Lawn Care – Point/Entrance	\$ 660.00
TRA-Annual Shoreline Fees	\$ 180.10
Tapco Underwriters – Commercial Liability Ins.	\$ 913.50
Thomas Paprocki - Stove for Pavilion	\$ 410.28
July 4 th Fundraiser (see below)	\$ 809.05

-Petty Cash = \$50.00

- July 4th Fundraising from event held 7/6/19:

-Proceeds = \$7963.00	
Auction proceeds	\$ 4745.00
Donation from golf cart run	\$ 2000.00
Sales of T-shirts, caps, 50/50	\$ 826.00
Sales of food tickets	\$ 392.00

-Expenses = \$809.05	
Parade trophies	\$ 159.55
T-shirts	\$ 649.50

-Net Proceeds \$ 7153.95

- Tena Oates asked for a vote to accept the financial report as it stands and it was so accepted.

Membership – Pappy Paprocki was not present so Tena Oates reported:

- There are currently 101 membership families, with the lot count still at 250.0.
- We are at 100% for membership dues/fees paid.

Restrictions Review – Tena Oates reported for Pappy Paprocki:

- The Architectural Review Team (ART) received two requests since April, and all were granted permission to proceed:
 - The Phillips family at 252 W. Lake Shore Drive requested permission to tear down their existing structure and re-build.
 - Marilee Tatom and Seth Smathers at 223 Holiday Lane requested to construct a fence and add a storage shed to their property.

Roads and Maintenance – Randy Von Arb reported:

- Randy has been in constant contact with Commissioner Bob Willis' office regarding the improvement of our outer loop road. He has been told that there will be no money available for our project for five years. Randy said that if we continue to press and also come up with our portion of the cost (\$75,000), the best-case scenario would be about two years out.
- Tena Oates said she spent \$130 of the approved \$300 on signs for traffic control in the neighborhood. Tena and volunteers will put the signs up when the weather cools down.

Pavilion and Point

- Tony Tate updated the membership on the continuation of Phase II of the pavilion improvement project. Tony will paint the cabinets and install with volunteers. He will also purchase pre-made faux granite countertops from Lowes and install with volunteers. This committee has been approved with a \$2000.00 budget.

Old Business

- Tena Oates sent out “gentle reminder” emails regarding yard maintenance to the following properties, with the resulting actions:
 - Brooks and Collette Davis – debris pile: rectified
 - Guy Goff – debris pile and unused playground equipment: debris pile rectified; will continue correspondence regarding playground equipment
 - Dave Foster – debris pile: rectified
 - Pepe Sansor – debris and construction material: given until July 28 to rectify; some improvement, but will continue correspondence to completely rectify
 - Steve Harper – sent email for 115 Leisure Lane: no response; exploring other avenues to rectify this safety hazard
- Kathy Dyer noted that a tree on Pepe Sansor's property seems about to fall on the road. Tena Oates will follow up.
- There was a general consensus that the July 4th fundraiser was an overall success.
- Tena Oates reported that all lights have been fixed by SHECO except for the corner of Pecan and N. Lake Shore, Judy Trimm's private light, that has not been functional for some time. This light will be turned over to the subdivision's account and repaired, as it is thought to be important to have a street light in that area.
- POA members are encouraged to contact Tena Oates, Randy Von Arb or Pappy Paprocki (and not SHECO directly) if they see street lights out.

New Business

- Kathy Dyer noted a need to reinforce the bulkhead at the boat launch as the re-bar is exposed. George Huson offered to fix it himself. Marylee Westmoreland suggested we have Moseley's look at it and get a bid, so as to make sure we reinforce properly. Tena Oates was hesitant about our own POA members doing the repair as she was concerned about injury, and the importance of having any repairs covered by a professional's warranty. Randy Von Arb will look at the repair needed and contact Moseley's.
- Tena Oates announced the renewal of our insurance policy. This will be reviewed by the board to make sure we have adequate coverage at the Point/Pavilion. Tena will also contact GB Wise and Joe Westmoreland to get their input.
- Tena Oates reminded POA members to contact the county for drainage issues. A property owner can buy a culvert and the county workers will dig the ditch deeper and install the culvert. If concrete is involved in the project (i.e. driveway or sidewalk), it is the responsibility of the property owner to have the concrete broken up, removed, and then re-poured after new culverts are placed.
- Tena Oates introduced the subject of the future of our July 4th celebration as a fundraiser. Treasurer Diana Wilson created a financial report that indicates our POA would operate in the red if it were not for the fundraiser (i.e. our fee revenue falls short of our yearly operating expenses). There was a general consensus that our POA should not have to rely on the fundraiser to be in the black, and that important changes need to be made. Many points were brought up in the discussion:

1. Without the fundraiser, we operate in the red, which is financially irresponsible;
 2. Less than 20% of our POA membership does most of the volunteer work for the event, and it is usually the same people year after year;
 3. We should operate our POA in the black without relying on a fundraiser;
 4. The notion of our July 4th event as a fundraiser to benefit all residents seems to have been lost and the event is left to a small group of residents that work tirelessly year after year;
 5. We need a new operating plan going forward to fall within the revenue raised by fees, whether it be to increase the current POA fees/dues or decrease expenses;
 6. Large projects that require a lot of money, such as our roads, could be funded with a loan. A lender, however, would require that we operate in positive financial territory without relying on a fundraiser to qualify for such a loan if needed;
 7. Large projects could also be funded with a one-time special assessment to be designated to a specific project. This could be accomplished once a year;
 8. It was agreed that we need new goals and perhaps a new direction for how we operate the POA financially and fundraising specifically.
- Tena Oates called for placing special importance on this subject at our POA meeting in October. She will send out communication requesting ideas to be sent to her *in advance* of the meeting so as to have an efficient discussion.

George Huson moved to adjourn the meeting. Bill Menger seconded and the motion passed. The next quarterly meeting will be October 19, 2019. There being no other business, the meeting was adjourned.

Respectfully submitted,

Teri Sentz
Secretary