

LOCKWOOD FOLLY PROPERTY OWNERS

ASSOCIATION BOARD OF DIRECTORS

18 Clubhouse Drive Supply, NC 28462

MINUTES OF POA MEETING DECEMBER 10, 2009

Clubhouse

1. Discussion on turning off the siren which has been going off. Jill has a repairman from ATMC who will fix shortly. There is a problem with a carbon element that needs replacement.
2. Jill noted that the elevator in the clubhouse is not working. Called Dave at the elevator company to have it fixed. Problem is with the key mechanism slipping. John Van Dusen suggested using buttons instead of keys. Gordon explained that part of the code requires that keys be used in a commercial building.
3. Jill remarked that she had a good deal on cost of fluorescent bulbs from Home Depot: and picked up all they had from a clearance. They were usually about \$5 to \$6, got them for 50c each.

Grounds

1. Joe Geise stated that there were 13 volunteers to rehab all of Lockwood's road signs. Twenty five to thirty signs out of ninety were completed, such as car-crossing, stop signs. etc. Jim Platukis did the entry signs, replaced the boards, the wood, and repainted. Things are looking better. Posts were painted white, which looks better but may stain more easily.
2. Bob Hanes called about a maintenance issue on Genoe's Point. "One has to keep a ditch clean of leaves, otherwise a pipe under the yard fills up. There are swales a long almost every side of the road. Shouldn't the community be responsible for correcting this?". In the past this has been asked frequently and the answer goes back to the house you built or bought. The owner is responsible for correcting all situations on his property to the edge of the road. The community is responsible for maintaining the roads for the owner to get to his home. Duane takes care of empty lots in conjunction with non-residents, who pay a fee to the POA

Boat Storage Area

1. Joe Pollard reviewed the area and found some of the slips that were not assigned are being used and found that someone had locked the rear gate to the storage area from the inside, making it difficult if not impossible to reopen from the outside. Calls were placed to verify space usage, but the holidays made it hard to reach all those on the list. Will work on getting boats into proper spaces by January. With regard to a space being empty for over thirty days, without notifying POA, we switched Steve Jennings (new member) into use of that space; also changed some of the space numbers which had been duplicated or moved. Space #4 not listed for anyone, but is occupied. The Varnum Town junkyard on Holden Beach Road will take the trailers that are not being claimed by members. Most of them are broken or in bad condition and taking up space that can be used by currently waiting boat owners.

Tennis Courts

1. The tennis courts are scheduled to be replaced in the 2010/2011 budget. By relocating them to the adjacent lot will allow us to expand our parking. The three quarters of an acre would permit sixty-eight more car spaces.

Financials

1. Ken reviewed the financial situation to date. So far we are under total budget. However we had not anticipated the cost of our new lawyers that we hired this year. We've found they are quite effective on collection and both reasonable and precise with their charges. We have our lawyers now working on upgrading our covenant to meet changes in NCGS since they were written and collecting delinquent accounts.

Other Business

There were more short discussions on such subjects as:

- Irrigation upgrade for Clubhouse Dr.
- Social director for the POA activities
- Christmas bonus for Grounds Crew.

Next POA Meeting is scheduled for January 14th, 2:00 PM.

There will also be a TOWN MEETING January 23, 2010 at 1:00 PM following the LFCCI Annual Meeting

Respectfully Submitted;
Joe Pollard
Secretary