

POA Board of Directors Meeting Minutes For July 14, 2011

Present: Gordon Ackley, Paul Boileau, Mike Collins, Joe Geise, Kitty Kesler, Charlie Pepe, Joe Pollard, John Van Dusen.

Absent: Mike Whitwam

The meeting was called to order at 3:00. Although there were approximately 20 residents in attendance, no one wished to speak.

The minutes had been approved via email.

Ken Palumbo presented a year-end summary. All directors were under budget for the year except for John who was over because of the pool repair and repainting. Accounts receivable are \$20,000 in the negative because of unpaid dues. There are currently nine properties with liens against them.

Ben Galletto reported on what his crew has done so far and presented a list of recommendations. We voted unanimously to buy and install a thermostatically controlled fan and to install foundation vents in the pump house to prevent future overheating of the irrigation pump. We discussed the algae problem in the ponds. Ben is currently treating them with chemicals. The LFCCI maintenance crew is blowing grass into the POA irrigation pond which exacerbates the problem. Gordon will speak to them. We voted unanimously to buy some grass carp to put in the POA irrigation pond. Ben will meet with Charlie to discuss how other recommendations fit into his budget.

Wilson/Karr Meeting—Joe met with them. He reported that they still plan to hire a lawyer. The permit process for the project is continuing.

Fence Amendment— we discussed the revised fence policy. Kitty will revise the document as we discussed and distribute it to the Board for final approval via email.

Speaking at Meetings Policy passed unanimously.

The Bulletin board Display policy passed unanimously with one change.

Tenant policy—Gordon will consult the lawyer to make certain what we write is enforceable. We will review it again in August.

Fence update—Any changes to the fence on North Point will have to be made after the storm water project in that area.

Invoice Payment Policy—Mike will continue the same policy as Ken had.

Cash Flow Report—The Board will hold a workshop meeting to discuss this next Thursday, Jul 21 at 3pm. Workshops are closed meetings.

Web Site—Joe distributed a menu to be used on the improved website that he and Don are working on.

Town Meeting—Send Joe any slides you wish included in the Town Meeting asap.

The lot at the corner of Clubhouse and Fairway Ct. #3 is for sale for \$14,900. It does not perk. It adjoins the pond and park area there. Gordon suggested that the bank may be willing to donate it to Lockwood. Mike and Joe will investigate that further.

Kitty reported that the Brunswick County Health Department is willing to hold a flu shot clinic in Lockwood in October if we can get at least 35 participants. She will do a mass emailing when the Health Department gives her an exact date.

Although estate sales are currently not allowed, the Board decided to do a trial for six months to assist families when a Lockwood resident dies. Gordon will write the policy and circulate via email for approval.

We omitted Directors' reports so that the public could speak.

- Linda Issitt asked to be on the agenda for the Town Meeting to speak about issues regarding the Lockwood Grill. She was added to the agenda.
- Tom Valante asked if the clubhouse was still in the works. It is. He asked that its design not be so ostentatious. Joe said that the second design incorporated all the changes requested by residents at the information sessions held prior to the vote.
- Jerry Karr said that we only voted on the financing, not the design in the second vote. Joe explained that the financing from USDA was for that specific design.
- Tom Kelly asked that we share all the facts when we report to the community. He said there was an inspection cost for the sewer grinder that we had not disclosed. Joe said that he and Gordon met at least six times with the sewer representatives and they never mentioned the charge. We do share all we know.

The meeting was adjourned at 5:00.

Submitted by Kitty Kesler

