

**Lake Jeanette Association, Inc.  
Board of Directors Meeting  
Open to Membership**

**April 30, 2018**

**Present:** Dixon Johnston, President  
Kerrigan Smith, Vice President  
Richard Conner, Secretary  
Chuck Burns, Treasurer  
Betty Smith, Member at Large  
Deborah Roskelly, Roskelly Management Associates LLC

<b>Members:</b>	Michele Schulz	Cape May
	Rich Prigge	Cape May
	Pam & Bob Neill	Cape May
	Ron Dery	Dunlin Square
	Frank LaSenna	Dunlin Square
	Mary Beth Geise	Dunlin Square
	Sid & Sue Merrill	The Point – Checkerberry Square
	Maggie & Tom Styers	The Point – Checkerberry Square
	Mira & Kim Grubb	The Point – Indigo
	Lisa Postlmayr	The Point - Foxglove
	Brenda Ernst	DayBreak Square
	John & Helen Jones	Southern Shores
	Chip Montgomery	Southern Shores
	George Harris	Southern Shores
	John Langerman	Southern Shores
	Erwin Ritenis	The Grande

Other members joined the meeting after it started but did not sign in so their names are not listed.

**CALL TO ORDER: The meeting was called to order at 6:00 pm.**

**PRESIDENT’S OPENING COMMENTS:**

Dixon Johnston introduced each board member and welcomed Chuck Burns as a new board member. Chuck lives in Northern Shores and brings many years of experience with the Lake Jeanette community from his service as Vice President of the Recreation Association (LJ Swim and Tennis Club) Board. He will complete the vacant HOA board term that expires December 2019. With the addition of Chuck the Board now has representation from each of the geographic sections of the Master development (Southern Shores, Northern Shores, The Point, and Eastern Shores).

Dixon announced that a Request for Proposal was submitted to four Property Management Companies (defined in the below table as A – B – C – D) to bid on the property and operations management contract with Lake Jeanette Association, Inc. The Board is pleased to have Roskelly Management Associates return as the Property Management Company for the Master HOA. RMA’s return is a result of many members’ written requests for the Board to retain RMA’s contract. Even with the most recent increase approved by the Board for RMA, their fee is still significantly below the market value for this type contract as noted in the below table of bids.

<i>Property Management RFP Summary</i>					
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>RMA</u>
<b>Bid</b>	\$ 106,640	\$90,000-110,000	Declined	\$ 73,395	\$ 78,500
<b>Adjustments</b>					
Late Fees					\$ (4,000)
Transfer fees					\$ (9,150)
Marina Memberships					\$ (9,000)
<b>Net Annual Cost</b>	\$ 106,640	\$ 100,000	Declined	\$ 73,395	\$ 56,350
cost vs. RMA	\$ 50,290	\$ 43,650		\$ 17,045	

**FLOOR OPENED TO MEMBERSHIP FOR Q&A:** The questions asked by email before the meeting are recapped and answered in *Attachment A*. Questions and concerns expressed during the meeting follow.

**1. Sid & Sue Merrill from the Point expressed their concern for “no or low funds” specific to the Master Association.**

The Association is not in a situation of “no or low funds.” As reported in the November 2017 Annual Meeting notice mailed to all member homes, the Association expended \$68,300 for the below listed unexpected items in 2017 causing a cash flow deficit.

**2017 Unexpected & Unbudgeted Expenses totaling \$68,300**

\$ 10,000	Tree Removal in Master Common due to tornado and two lightning strikes
\$ 5,000	Electrical upgrades due to Lightning Strike – these expenses not covered under insurance
\$ 6,500	Member Mailings & Survey due to Sale of Lake Jeanette
\$ 30,000	Legal Fees mainly due to Sale of Lake Jeanette
\$ 4,000	Property Tax increase at 803 Roberson Comer Rd. (Dry Dock Storage)
\$ 2,300	Gas Spill at the Marina with resulting cleanup & fine by the City of Greensboro
\$ 5,000	Insurance Premium increase – HOA General Liability
\$ 5,500	Septic Lift Station at Marina – total replacement

A Line of Credit (LOC) in the amount of \$49,500 was obtained at the end of 2017 to temporarily provide funds should they be needed to meet the year end cash flow. The LOC was used for three months and then completely paid off. As also reported in the 2017 Annual Meeting notice mailed to all member homes, the Board increased the annual dues by 10% for 2018 in order to start rebuilding reserves for the Association. Lake View Lots dues were increased by \$5.50 more each month and Non-Lake View Lots were increased by \$2.75 more each month. Dues are invoiced twice each year (January and July) in amounts of \$363 each payment for Lake View and \$181.50 each payment for Non-Lake View. This increase and sound fiscal management have enabled us to operate comfortably.

The operating budget is running as projected with the exception of legal fees which are over budget due to board related issues. Marina space rental revenue is running above expectations as of the end of April. RMA has collected \$40,224 in revenue and this amount is \$7,747 more than collected same period last year. We expect the rental revenue from boats to be equal to that of last year, but this is dependent on weather and member usage. Collected late fees and transfer fees from home closings total \$5,910 and this amount is \$3,590 more than was collected for the same period last year. Homes are selling within days of listing in some areas of our villages and RMA has given LJA \$2,250 in transfer closing fees through April. These fees are normally retained by the property

management company. Barring no unforeseen expenses, we are projected to end the year with the ability to transfer up to \$30,000 to our capital reserve.

**2. Does the Association have a list of assets that it uses for reserve funding?**

Yes – refer to *Attachment B*. The list of assets is maintained in a large Excel spreadsheet and each asset is valued for replacement based on life expectancy. The Association needs approximately \$20,000 a year for reserve funding. In addition, the Association insures assets and also covers repairs under the general maintenance operating budget line item.

**3. Have we heard anything further from the new owners of the Lake?**

Jess Washburn, one of the owners with Lenoir Warehouse Group (LWG) is in frequent communication with the HOA office and also enjoys fishing on Lake Jeanette. Most communications with Deborah (RMA) involve buffer zone related issues and teenagers who trespass and dive off the pump house and swim in the Lake. As previously reported, LWG has retained NC State University to test the water quality of LJ and preliminary results reveal that LJ far exceeds most NC lakes in this regard. LJA's commitment over the years to protect the buffer zones is the main reason for the excellent water quality and the natural beauty of the Lake. Our new owners are committed to maintaining and preserving our community's most beautiful asset and they also expect our membership, Board, and Management Company to do the same.

**4. Rich Prigge from Cape May asked when the dam was last inspected and if the dam and spillway are maintained?**

The dam and spillway are inspected each year by the NC Department of Environmental Quality (DEQ) and a letter outlining required maintenance and repairs is sent to the owners of the dam and spillway – Lenoir Warehouse Group. This includes structural repairs and keeping the grass mowed and vegetation and pests removed from the dam and spillway. Pest Management Systems is on record as being the Wildlife Management Company in this regard.

**5. What are the recreational activities on the lake?**

The following description of recreational activities offered at the Marina is posted on the Association's website at [www.Ljvillages.com](http://www.Ljvillages.com)

*The Lake Jeanette Marina, located at 5026 Bass Chapel Road, is a private facility for members and their guests. The Marina is a fun and relaxing place to gather with family and friends and enjoy the scenic views of Lake Jeanette and the abundance of wildlife that thrive at our Lake.*

*The Lake Jeanette Marina is also a "legal wildlife sanctuary." In May of 1996, the Secretary of the North Carolina Department of Environment, Health and Natural Resources dedicated the 16' x 24' heavy timber shelter, nature trails with walking bridges, benches and areas for bank fishing as the Project WILD Center. This Center is our very own picnic shelter, trails and walking bridges at the Lake Jeanette Marina.*

**Marina Members and their guests enjoy...**

- Fishing
- Kayaking and Canoeing
- Paddle Boarding
- Pontoon Boat
- Picnic Shelter and Playground
- Gazebo on the Lake
- Nature Trails

- *Pedestrian Bridges across the Lake*
- *July 4th Celebration - Cook out and Live Music*
- *Christmas Tree Lighting, Santa Visit, Horse and Carriage Rides*
- *Educational sessions - fishing lessons, boat safety, fish life*

*For a nominal fee, the Marina also offers the following rental items...*

- *Canoes, kayaks, pontoon boat, and paddle boards for use on Lake Jeanette*
- *Jon boats are offered for free – first come first served*
- *Gazebo and picnic shelter for private parties, cookouts, and weddings*
- *Rack space for personal storage of canoes, kayaks, and paddle boards*
- *Boat slip dock spaces for personal storage of boats, and*
- *Dry dock storage space off Roberson Comer Road for personal storage of items such as boat trailers, campers, recreational vehicles, pods, boats, etc.*

**6. *Mary Beth Geise from Dunlin Square asked how much it costs to join the swim and tennis club and if a membership allows the use of both facilities***

The Recreation Association is a separate legal entity from Lake Jeanette Association (HOA). The Membership Application to the Lake Jeanette Swim and Tennis Club is posted on the Recreation Association’s website at [www.Ljclub.com](http://www.Ljclub.com) and includes membership fees as also noted below. Membership includes the use of both facilities (Turnstone and Lakeside).

Initiation Fee: \$500.00 Paid one time and never paid again unless the member allows their membership to lapse for one year and then wishes to rejoin.

Annual Membership Fees for Resident (a resident is a homeowner who resides in the LJ Master development and pays Association dues to Lake Jeanette Association, Inc.) The membership year runs April 1<sup>st</sup> to May 31<sup>st</sup> of the following year.

\$1,095	Family
\$895	Single or Couple without Children
\$635	Senior (62+)

Annual Membership Fees for Non-Residents

\$1,195	Family
\$995	Single or Couple without Children
\$695	Senior (62+)

**7. *Does the Association have any additional information on the loop?***

Dixon has been communicating with Mike Mabe, P.E. - Manager, Street Maintenance in Field Operations with the City of Greensboro and Adam Fischer, P.E. - Transportation Director with the City of Greensboro to gain as much info as possible relating to the Loop construction. Since the Lake Jeanette section of the loop will be a concrete road, there are plans to complete a "diamond grinding" process on this section before traffic is allowed on the road. This process has been shown to lower tire noise from the concrete pavement by approximately 2-4 decibels.

The following information was published in the Spring/Summer 2018 newsletter to the membership via email.

- The last section of the Loop should be completed and open to traffic by mid-2021.
- It will cross over N. Elm St. with an entrance/exit. It will cross under Lake Jeanette Rd. with no access.

- The DOT purchased the “Lake Jeanette” monument sign on N. Elm Street from LJA years ago. This monument will be removed to make room for the exit/entrance ramps.
- There will be detours once road construction gets in full swing. These are to be determined but will include a temporary bridge while the road is going under Lake Jeanette)
- The DOT has emphasized they will do all they can to prevent noise, dirt and slick roads.
- We are not aware of any specific studies of the impact of the Loop on the Lake Jeanette Villages. There are studies of the impact on Greensboro showing benefits. The below link is one of many articles.

[http://www.greensboro.com/business/local\\_business/greensboro-s-urban-loop-likely-to-drive-area-s-growth/article\\_02c20172-d0bb-11e4-98da-9f2500a6d1ed.html](http://www.greensboro.com/business/local_business/greensboro-s-urban-loop-likely-to-drive-area-s-growth/article_02c20172-d0bb-11e4-98da-9f2500a6d1ed.html)

**8. Frank LaSenna from Dunlin Square asked if there is a shortage of Jon boats and if a member has his own boat can he get a boat slip.**

Based on usage of the Jon Boats at the Marina, three boats are all the Association needs to own, maintain and insure. A new Jon boat was purchased this year so the Association owns three Jon boats and these boats are free – first come, first served.

Members may rent a boat slip at the Lake Jeanette Marina for their personal boats. The rental fee is \$360 a calendar year and is pro-rated. Rental Rates for all items offered at the Lake Jeanette Marina may be viewed on the Association’s website at the below link.

<http://ljvillages.com/downloads/Marina-Rental-Rates-2018.pdf>

**9. Where are we on the list for having our roads paved?**

Deborah Roskelly contacted Mike Mabe, P. E., Manager, Street Maintenance with Field Operations with the City of Greensboro (336-373-4987) to discuss the need for resurfacing roads in Northern Shores and Southern Shores. Roads in all the other LJ villages fall under the purview of each village’s management company.

Mr. Mabe relayed that the City of Greensboro uses a consultant to evaluate its streets every 3-4 years. The evaluation follows nationally accepted standards which look at the most common types of pavement distress and their severity. The result is that each block of each street essentially receives an overall rating from 1-100 (100 being the highest) The city takes that information and uses it to determine which streets are to be resurfaced and which ones will receive preventive maintenance (i.e. crack sealing, short overlays, full depth patching). Most of the resurfacing candidates fall in the 0-50 range.

**In Southern Shores, Regents Park Lane from Bass Chapel to Lawndale will be resurfaced this summer (2018).** Many streets in Southern Shores fall into the “need resurfacing” category. The 2016 evaluation identified over 200 miles of streets in need of resurfacing in Greensboro and Mike shared that is nearly 20% of the City’s entire street network. Mr. Mabe also shared that the current funding levels allow them to complete 30-40 miles per year so they are working from a huge backlog.

The last pavement evaluation for the City was completed in 2016 and most of the Northern Shores streets rated in the mid-60s to lower 80s. This would indicate they are in generally “fair to good” condition. Deborah requested a second site visit for Northern Shores. Upon completion of this visit, Mike relayed that typical with residential streets, the pavements have oxidized (grayed) and raveled (loss of fine stone in the surface). Some have transverse cracking (normal) and many are stained from the heavy use of chemical fertilizers but most do not warrant resurfacing at this time. **However, there are four cul-de-sac streets off Northern Shores Lane that show more moderate to severe distress. Mr. Mabe shared that since the City is in the middle of planning for its 2019 resurfacing contract, the following streets in Northern Shores will be added: Sunfish Point, Tallowood Court, Flagship Cove, and Captain’s Point. Sunfish and Tallowood require some prep work so the City/DOT will likely**

**be in this summer to perform those repairs.** The City will monitor some of the other streets for consideration in 2020.

*The following link shows a map of streets to be resurfaced this year.*

<https://www.greensboro-nc.gov/home/showdocument?id=36820>

**10. Is the dry dock facility going to continue to exist once the new highway is constructed?**

The new highway will not affect Lake Jeanette's Dry Dock Storage facility.

**11. Sue Merrill from the Point addressed Deborah Roskelly indicating that she appreciates everything Deborah does for the Association, but that she is concerned with the number of times Deborah has resigned and that the Association is under "threat" of another resignation.**

Deborah replied that her company, Roskelly Management Associates (RMA) has held a contract with Lake Jeanette Association for over twelve years and during this period of time has never submitted a letter of termination. RMA takes its contract with LJA seriously and neither of the contract termination letters were initiated as a "threat." RMA's notices of termination to LJA were submitted both times based on sound business decisions resulting from increased liability for RMA. Deborah was advised by RMA's legal counsel to terminate its contract with LJA and also personally spent almost \$2,000 in legal fees in this regard. Contracts outline obligations of both parties including termination clauses for both parties and RMA honored the terms of its contract with LJA in both regards.

**There were no further questions presented at the open meeting. The Board adjourned the meeting at 6:30 pm.**

**Minutes respectfully submitted by**

Deborah Roskelly, Property & Operations Manager on June 6, 2018.

Approved by Richard Conner, Secretary on June 8, 2018 for distribution to the Board.

Approved by the Board on June 11, 2018 for posting to the Association's website.

**MEMBER QUESTIONS SUBMITTED BY EMAIL PRIOR TO THE MEETING:**

1. ***Michele Schulz from Cape May asked if there is a plan to monitor the Lake during the construction of the new by-pass. Is the Association coordinating with the new owner if adverse impacts are observed? How do we report any violations of required mediations to prevent runoff, dust or other pollution impacting the lake during the construction?***

The Department of Water Resources with the City of Greensboro has taken measures to prevent and reduce sediment build up in Lake Jeanette as well as City owned lakes specific to the complete Urban Loop project. For more details in this regard members may contact David Phlegar, Water Resources, GSO at 336-373-2707.

Mr. Phlegar also obtained sediment curtains for installation in Lake Jeanette to prevent/reduce sediment build up and he and Deborah Roskelly (RMA) have worked with Jess Washburn and Will Dellinger (Lenoir Warehouse Group – owners of Lake Jeanette) to select strategic points in the Lake where these curtains will be installed. Mr. Washburn and Mr. Dellinger have partnered with NC State University to insure the continued water quality of Lake Jeanette and the City has also contracted with NC State to monitor the flow of water via the creek along Regents Park Lane that feeds into Lake Jeanette. The Association, in previous years, contracted with NC State University to monitor sediment in Lake Jeanette and results of these studies will be used as a baseline.

Any reports of violations of required mediations by the DOT to prevent runoff, dust or other pollution impacting the lake during construction should be reported to the DOT.

[https://apps.ncdot.gov/ContactUS/Home/PostComment?Unit=Gboro\\_Loop](https://apps.ncdot.gov/ContactUS/Home/PostComment?Unit=Gboro_Loop)

[Greensboro Urban Loop](#) | [NCDOT Home](#) | [Back](#)

**Unit: Greensboro Urban Loop**

Please address any questions/comments you have regarding the Greensboro Urban Loop.  
Thank you for your time and we will follow up with you soon.

Please use the form below to send your question or comment.

**Questions are answered during normal business hours (8 a.m. to 5 p.m. Monday through Friday) within seven business days.**

- In case of a roadway or safety hazard, such as a downed tree, please notify your local law enforcement agency.
- For more immediate assistance regarding DMV-related issues, call its Customer Service office at (919) 715-7000.
- Check out these [frequently asked questions](#) for more information about contacting the North Carolina Department of Transportation.

Check the status of a previously posted [Comment](#)  
Please take the time to read our [Privacy Notice](#)

**2. Laurie John of Northern Shores inquired re the neighborhood hosting 2 yard sales a year?**

There are no rules or regulations specifically relating to yard sales under the Lake Jeanette Master Association governing documents. The Master HOA cannot take on the responsibility of scheduling or advertising yard sales. If a group of homeowners wish to have combined yard sales in Northern and Southern Shores, it would be the responsibility of these individuals to coordinate and advertise the same.

**3. Russ and Sandra Jones from Cape May asked that the owners of the lake address the issue of "limbing-up" trees that block the view of the lake for lakefront properties from spring through fall. This is significantly less intrusive than cutting trees down to improve the view. Much of the reason for having a lakefront property is to see the lake year round.**

There are no lots at Lake Jeanette that were sold as "lake front" lots. All the lots that sit contiguous to the 50 foot buffer are "lake view" lots and were deeded and sold as lake view. Lake Jeanette is surrounded by a 50 foot Buffer that is to remain natural and unimproved in order to protect the water quality and the integrity of the Lake and its ecosystem, including the abundant wildlife that thrive at Lake Jeanette, prevent erosion, and to also screen views to the back yards of lake "view" lots when members are on the lake for the enjoyment of all 1,165 members. Lake Jeanette is obligated under its Lease Agreement with the owners of Lake Jeanette to maintain the Lake, its shoreline, and buffer in a natural and unimproved condition. City, County, State, and Federal regulations also have to be honored specific to Riparian Buffers. Lake View lot owners are obligated under their Deed to comply with all governing documents, Rules and Regulations, Policies and regulatory requirements specific to the protection of Lake Jeanette and its buffer. Members are allowed to limb up trees in Zone 2 with written request and written permission prior to cutting but not in Zone 1, the first 25 feet next to the shoreline. Refer to the following documents posted on the Association's website explaining in detail the importance of the 50 foot Buffer and how to gain permission to limb up in Zone 2. **Please remember you will be in violation if you cut anything in the buffer without written authority to do so and violations can be very costly.**

**What is the Buffer Zone and Why is it Important?**

<http://ljvillages.com/buffer-education.pdf>

**Buffer Zone Policy**

<http://ljvillages.com/downloads/Buffer-Zone-Policy.pdf>

**Homeowner Request to Perform Work in the Buffer**

<http://ljvillages.com/downloads/RequestTo-Work-in-Buffer.pdf>

**4. Jackie and Jerry Bryant in the Point asked how to access financial information and board minutes for LJ Master Association?**

The Master Association Board minutes and Annual meeting of the membership minutes are posted on the Association's website at <http://ljvillages.com/minutes.html>. The Annual Operating Budget is presented each year at the Annual Meeting of the Membership. An Annual Audit is also obtained from a CPA firm, Councilman, Farlow and Marlow PLLC. LBA Haynes Strand, PLLC performs the bookkeeping for the Association and monthly financials are presented to each Board member for review. To review the financials of the Association, members will need to make an appointment to come to the HOA office as is required by Article XI, Books and Records of the Association's Bylaws - <http://ljvillages.com/downloads/Association-Bylaws.pdf>.

**5. Robert Kubicek in the Point referenced the January 9, 2018 posted Board meeting minutes which referenced provisions in the NC Planned Community Act entitling residents to speak at Board meetings**

**and raise concerns. Mr. Kubicek noted that Lake Jeanette Association, Inc. is a non-profit corporation organized under Chapter 55A of the NC General Statutes and it was not organized as a planned community and thus should not comply with the NCPCA.**

The following answer is provided at the advice of the Association's attorney: *There are a number of sections of the PCA that are retroactive to all Planned Communities under this section. 47F-3-108 that addresses "Meetings" is one of them and applies to planned communities that were created prior to 1999 like Lake Jeanette. Lake Jeanette Association has never voted to accept the entire PCA so there are sections that the Association does not have to comply with.*

6. **Donna Daniels in Southern Shores Village submitted a number of questions. While the traffic on Regents Park and Bass Chapel may not be to the numbers that the town deems required for additional stop and traffic lights, it is fast traffic. We have witnessed drag racing several times, to include one time when we saw one doing a turn in the grass by the tennis courts. That same vehicle was later seen parked at the swimming pool parking lot. I am not sure if it is a member of LJA but the drag racing, along with loud, very fast (especially on weekends) driving is dangerous with a recreational area at the crest of a hill. A stop light would discourage those that fly through this area because of the long strip of road from Air Harbor coming onto Bass Chapel and continuing all the way to Old Lake Jeanette. It is a very common occurrence. With a bypass entrance going in down the road, Bass Chapel will be a main road to get to and from the by-pass in the very near future. It will not get better without some intervention. If no light is "needed" can we have a required police presence on weekend evenings especially during the months when children are using the pool and tennis facilities. Also, if we cannot get a red light at the tennis center, can we get a visible blinking pedestrian light much like the one by the Bog Garden?**

Re: Drag Racing – speeding cars: Anytime illegal activity (i.e. drag racing or reckless and dangerous driving) is seen by any member of Lake Jeanette, the member should call 911 and report the issue at hand. Also try to get the license plate # if possible and a good description of the car.

Re: Pedestrian Crosswalk that crosses Bass Chapel Rd. at Regents Park Lane in front of the Lake Jeanette Swim and Tennis Club. In June 2017 and many times thereafter, Deborah Roskelly emailed David Ortega, Senior Civil Engineer, DOT, and City of Greensboro detailing how dangerous this cross walk intersection is and requested a signaled crosswalk. Mr. Ortega's response from June 2017 is noted as follows: *"In order for a jurisdiction to install a traffic control device, including a traffic signal, the jurisdiction needs to follow guidelines set by the Federal Highway Administration; this insures that the installation of the traffic control device is appropriate. We conducted a pedestrian crossing at this intersection and followed the guidelines as stated in the North Carolina Pedestrian Crossing Guidance manual. That study revealed that the marked high visibility crosswalk and double indicated signing was appropriate and that this intersection did not meet the minimum requirements for the installation of any additional treatments. I will remind you that in the state of North Carolina, a driver is responsible to yield to a pedestrian; if this is not occurring than this becomes more of an enforcement issue rather than an engineering issue. We have been working with GPD to launch our 2017 NC Watch for Me campaign; I will admit it has been slow going but we are ready to work this intersection – can you give me a weekday and time that you think the crosswalk is busiest?"* This information was supplied to Mr. Ortega; however, the NC Watch for Me campaign was never implemented.

In May and June 2018 Deborah contacted Chris Spencer with the City again explaining the need for this crosswalk to be lighted and shared that the Me Campaign was never launched in the Lake Jeanette area. During this conversation, Chris assured Deborah that **a Rapid Rectangular Flashing Beacon (RRF) will be installed at this crosswalk but that it cannot be installed until the late Fall of 2018 due to a backlog in projects for the City. This crosswalk signal will be just like the one installed near the Bog Garden off Hobbs Rd.**

**MARINA**

Security Cameras - Monitoring System throughout grounds of the Marina and in office  
Automatic Gate - Marina Entrance  
5 Floating T-Docks with main dock extension and seating includes ballast flotation & Electric Outlets  
1 Gazebo with attached deck with seating and dock  
1 Picnic Shelter  
1 Small Floating Dock at Boat Ramp  
Marina Office Building - single room with female and male bathrooms attached - pull down attic space  
Shingled Marina Building Roof  
Decking around Office Building  
2 Outdoor Utility Storage Sheds  
Gravel Parking Lot Marina & Dry Dock  
Plumbing Pump (Septic Lift) - newly replaced 2017  
2 Plumbing water lifts - one at picnic shelter and one at boat ramp  
90 Rack Slots for Member Rentals (15 sets of racks with 6 slots each)  
Patrol Boat Shelter off Main Docking System

**BOATS**

1 Patrol Boat - Caribbean Skiff with Motor  
3 Jon Boats with paddles -aluminum boat - no motor  
2007 20 foot Bennington Pontoon SS#ETW53081E707  
    2008 Yamaha Motor 50 HP outboard SS#6H5KL1019052  
    2000 Yacht Club Trailer SS#1M53GROY1011040438  
2 Tandem Canoes - Guide 147 Red Canoe SS# XTC12582A010 Green Canoe XTC57662C010  
2 Solo Kayaks - Patriot 12 Blue Kayak SS#WEMKARLBA070 Yellow/Orange Kayak WEMKARLZA010  
4 Paddle Boards

**DOCKS AROUND PERIMETER OF LAKE**

Flagship Cove 568 sq. ft.  
Captains Point 632 sq. ft.  
Northern Shores Estates - Sail View Cove 512 sq. ft.  
Northern Shores Estates - Sail View Cove Stairs  
Northern Shores Pointe 520 sq. ft.  
Dutchman's Pipe 568 sq. ft.  
Bearberry Point 540 sq. ft.  
Indigo Lake Terrace 488 sq. ft.  
Cape May 360 sq. ft.  
Kinglet Commons 655 sq. ft.  
Turnstone Village - Snowgoose Cove 512 sq. ft.

## **WOODEN GAZEBOS & TRASH CONTAINERS AROUND PERIMETER OF LAKE**

Flagship Cove  
Captains Point  
Northern Shores - Sailview Cove  
Dutchman's Pipe  
Bearberry Point  
Indigo Lake Terrace  
Cape May  
Kinglet Commons  
Turnstone Village - Snowgoose Cove

## **OTHER STRUCTURES THROUGHOUT COMMON AREA PROPERTY**

Pavilion - Northern Shores Lane - open structure all sides with roof and electrical outlets  
2 Pedestrian Bridges over Lake Jeanette  
Miscellaneous Signage on Nature Trails, Marina, Dry Dock Storage, Gazebos/Docks, Pavilion, Common Area - etc.  
410 Feet of 4 Foot Tall Black Chain Link Fence runs entire front of Marina Property from Lake to Swim and Tennis Club  
350 Feet of Split Rail Fencing located on Marina Property  
1100 Feet of 6 Foot Tall Cedar Privacy Fencing along Bass Chapel Rd. from Lake to last lot in SShores along roadway  
1800 Feet of 6 Foot Tall Cedar Privacy Fencing that separates Northern Shores Point from Northern Shores

## **VILLAGE ENTRANCE MONUMENT SIGNS**

Northern Shores at Bass Chapel Rd. and Northern Shores Lane  
Northern Shores at Bass Chapel Rd. and Levelwind  
DayBreak Square at Northern Shores Lane and White Bass Place  
DayBreak Square at Northern Shores Lane and DayBreak Square  
DayBreak Square at TopWater Lane  
DayBreak Square at Northern Shores Lane and TopWater Lane  
Southern Shores at Regents Park Lane  
Southern Shores - Back Entrance at Regents Park Lane and Baytree Stone Wall and Trail  
Waters Edge at Bass Chapel Rd. and Warm Spring  
The Point at the Round-a-Bout (Not responsible for Guard House or decorative street signs)  
The Point at N. Elm St. and Checkerberry Square  
Turnstone Village at N. Elm St. and Turnstone Trail  
Turnstone Village at Eastern Shores Lane and Turnstone Trail  
Eastern Shores Entrance at Old Lake Jeanette Rd. and Eastern Shores Lane  
Kinglet Commons on Eastern Shores Drive  
Dunlin Square on Eastern Shores Drive  
Cape May on Eastern Shores Drive - Main at Ibis Circle and stone columns at other 3 streets into village  
Eastern Shores Estates on Eastern Shores Drive (Not Responsible for Guard House and Security Gates)

## VILLAGE ENTRANCE IRRIGATION SYSTEMS

### 12 Irrigation Systems

- Turnstone Village: 100 Turnstone Trail - Meter Size 1 1/2 inch
- Turnstone Village: 5141 Old Lake Jeanette Road - Meter Size 1 inch
- Kinglet Commons: 67 A Kinglet Circle - Meter Size 5/8 by 3/4 inch
- Cape May: 2 Ibis Circle - Meter Size 5/8 by 3/4 inch
- Eastern Shores Estates: 5400 Eastern Shores Drive - Meter Size 5/8 by 3/4 inch
- The Point: 4100 N. Elm St. - Meter Size - 5/8/by 3/4 inch
- Waters Edge: 5030 Bass Chapel Rd. - Meter Size 3/4 inch
- Marina 5026 Bass Chapel Rd. - Meter Size 5/8/ by 3/4 inch
- Southern Shores 2419 Regents Park Lane - Meter Size 5/8 inch
- Southern Shores 5040 Bass Chapel Rd. (32% Master and 68% Swim/Tennis - shared meter) 62070
- Northern Shores 100 Northern Shores Lane – Meter Size 1 ½ inch
- Northern Shores 5068 Bass Chapel Rd. – Meter Size 1 inch

8 Battery Pack Supplement Systems valued at an average of \$500 each

## VILLAGE ENTRANCE LOW VOLTAGE LIGHTING & POWER METERS

### 396 Total Fixtures

### 28 Total Transformers

#### Northern Shores Pavilion

Northern Shores: Entrance at Northern Shores Lane & Bass Chapel Road

Northern Shores: Entrance at TopWater Lane & Bass Chapel Road

DayBreak Square: Entrance at Northern Shores Lane & White Bass Place

DayBreak Square: Entrance at Northern Shores Lane & DayBreak

Southern Shores: Entrance at Regents Park Lane & Bass Chapel Road

Southern Shores: Entrance at Regents Park Back

Waters Edge: Warm Spring & Bass Chapel Road

Marina: Bass Chapel Road

The Point: Checkerberry Square & N. Elm St.

The Point: Round-a-bout & N. Elm St.

Turnstone: Turnstone Trail & N. Elm St.

Turnstone: Turnstone Trail & Eastern Shores Drive

Eastern Shores: Eastern Shores Drive & Old Lake Jeanette Road

Kinglet Commons Entrance off Eastern Shores Drive

Dunlin Square Entrance off Eastern Shores Drive

Cape May Entrances

Cape May Column Lights - not low voltage

Eastern Shores Estates at end of Eastern Shores Drive

Villages of Lake Jeanette Sign on North Elm St.

21 Duke Energy Power Meters @ \$600 each replacement costs

## HOA MAINTAINED NATURE TRAILS

**Mulch HOA maintained trails every other year - under operating budget approx. \$17,900**

## **DRY DOCK STORAGE FACILITY - ROBERSON COMER ROAD**

36,481 sq. ft. parking lot with chain link fence and razor wire

Bed to a Tractor Trailer Truck Used for Storing Christmas Decorations for all Villages of Lake Jeanette

Outdoor Utility Shed for HOA Storage

Power Meter

Security Camera

BullDog Magnet Gate Locking System