



Lake Jeanette Association, Inc. 5040 Bass Chapel Rd.

Greensboro, NC 27455 HOA: 336-382-3663 [www.LJvillages.com](http://www.LJvillages.com) Marina: 336-337-0057

**Lake Jeanette Association, Inc**  
**Board of Directors Meeting**  
**October 17, 2022**

**I. Call to Order:** 5:07 PM by President Dixon Johnston at Lake Jeanette Association Office.

**a. In Attendance:**

- i. Dixon Johnston, President
- ii. Robin Stiles, Vice President
- iii. Jory Marino, Secretary
- iv. Greg Meyer, Treasurer
- v. Tom Weiss, Member at Large
- vi. Jennifer Smith, Slatter Management

**II. Property Report:** Property & Operations Manager Jennifer Smith provided a current Property Report on projects.

**a. Completed Summer Items:**

- Southern Shores Streets signs repaired as needed.
- Top of the Northern Shores Monument completed
- New dock storage containers were placed.
- Turnstone island lighting replacement.
- Playground fence and slide repairs
- Walking Bridges and Docks inspected and repaired Quarterly
- Marina Duke Energy lights straightened
- 2 New Rack Spaces built
- Drainage Project completed
- New Gravel Placed in the Parking lot
- Valve repair at The Villages sign entrance- completed
- Valve installation at Cape May- completed
- The Cape May Light that is connected to Eastern Shores Estates has been repaired
- Replaced bad GFCI device with Water Resistant GFCI
- Playground swing chains upgraded
- Installed multiple signs and security measures at the Spillway per LWG and lease agreement
- Installed irrigation zone at Cape May using a battery-powered operating system
- Wasp issue up and down Eastern Shores – Signs were placed, and two sprays were completed.
- New Grill purchased for gazebo
- Insurance Claim – A lightning storm in late July caused damage to the Marina Gate and Marina Lights. A claim was raised by State Farm to cover all damages. The HOA was only responsible for the \$5,000.00 deductible.
- Hurricane Ian - The storm caused damage to the boat dock causing the ramp to come unhinged from the main walking dock. Repaired.
- A new motor was placed in the Patrol Boat.



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**III. 2023 Budget Review-** The 2023 Budget was produced by Jennifer Smith of Slatter Management and presented to the board. The board reviewed the 2022 Budget Vs. Actual in the Operating Income. The 2023 Budget proposes a 10% increase in homeowner dues based on:

- a. Increased Fixed Contracts for Landscaping
- c. Vendors increased costs due to supplies, gas, and labor.
- d. As assets of the Association age maintenance of these items will increase.
- e. Tree Removal continues to increase as trees age and weather is unpredictable.
- f. Insurance policy increased by 15% due to the overall rate increases with policies.
- g. The Association has not had an increase in dues since 2017.
  - Motion to approve the 2023 Budget was made by Tom Weiss
  - **Unanimous to approve**

Being that there is no Unfinished Business to discuss the board moved into Executive Session.

**The meeting was adjourned at 6:24 P.M.**

**Board Approved 11.01.2022**